



Local Development Framework



Annual Monitoring Report

1 April 2006 to 31 March 2007

Contents

1. Introduction	3
2. Mid Devon District Profile	4
3. Regional Core Set of Contextual Indicators	6
3 (a) Population	7
3 (b) Dwellings and Households	9
3 (c) Crime	11
3 (d) Health and Well Being	11
3 (e) Economy	13
3 (f) Transport & Commuting Patterns	14
3 (g) Education	16
3 (h) Environment	16
4. Monitoring Policy Performance	18
4 (a) Employment	19
4 (b) Housing	22
4 (c) Town Centres and Shopping	27
4 (d) Environment	29
4 (e) Transport	30
4 (f) Recreation	31
4 (g) Rural	32
4 (h) Tourism	33
5. Local Development Framework Preparation	34
6. Conclusion	36

1. Introduction

Background

Mid Devon District Council has a **statutory** requirement under the **2004 Planning and Compulsory Purchase Act** to submit an Annual Monitoring Report (AMR) to the Secretary of State by the 31st December each year. The AMR reports on progress made in the preparation of the Local Development Framework (LDF) and provides data to the Government on a number of indicators (Core and Local)

The 2004 Planning and Compulsory Purchase Act brought about changes to the way in which planning is organised within local planning authorities. The Local Development Scheme (LDS) sets out what documents the LDF will contain and when these are proposed to be prepared. It provides for a transition from one process (local and structure plans) to another (LDF).

The LDF therefore will be a portfolio of Local Development Documents (LDDs), which will collectively deliver the spatial planning strategy for the district. In Mid Devon it is expected that the whole changeover process to the LDF will be completed by 2011.

Local Development Framework: A Good Practice Guide (ODPM 2005)

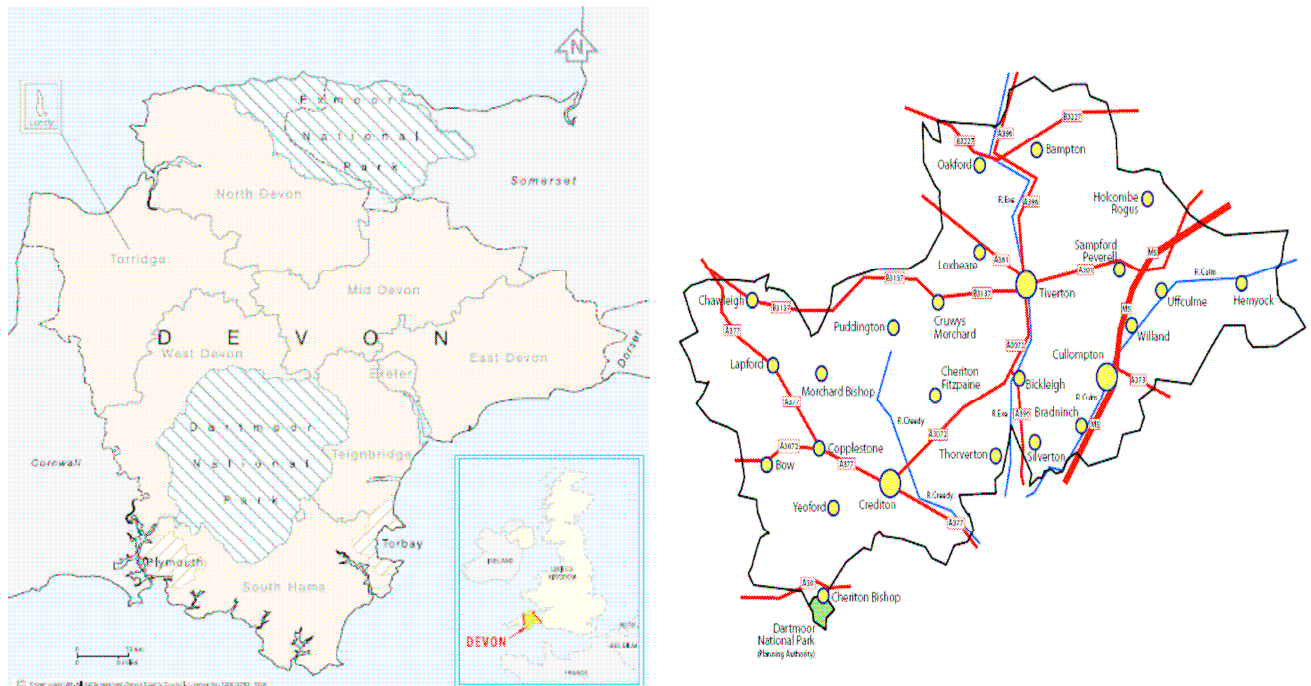
According to the above guide the AMR report should consider a number of things including:

- Whether policies and related targets contained within the LDDs are being met or progress is being made towards meeting them. This is done using a set of LDF Core Output Indicators (COIs), which have also been devised in order to build up a consistent data source, which can be used by regional planning bodies to build up a regional picture of spatial planning performance. Local indicators are also included to not only relate to more local issues but to ensure a robust assessment of policy implementation.
- Progress of the implementation of the LDS – whether the preparation of documents within the LDF are on track to being achieved within the set timetable.

The AMR will be a working document that will gradually develop and change to take account of ongoing discussions, data availability and emerging best practice.

2. Mid Devon District Profile

Mid Devon District Council (MDDC) is a rural council, lying inland within Devon.



(Source: Devon County Council (data source: Devon Structure Plan 2001 to 2016))

MDDC covers an area of 913 square kilometres (352 square miles) (Source: Devon County Council (data source: ONS))

The hilly, agricultural landscape is the area's defining physical and environmental characteristic. Most of the rivers in the district drain southwards in steep sided valleys and large expanses of floodplains. Major communication routes run through the district for example the M5 and the Great Western mainline. The Council has produced a Landscape Assessment, which expands on this analysis, available on the Council's website.

It is one of the most sparsely populated authorities within England and Wales, with the majority of residents living in settlements below 2,500 in population. The main concentration of people is found in the eastern part of the District where the market towns of Tiverton and Cullompton lie within 6 km of each other. Crediton is the largest settlement in the west of the District.

	Tiverton	Cullompton	Crediton
2006 parish estimate	21,000	8,200	7,200

(Source: Devon County Council (data source: FHSA data))

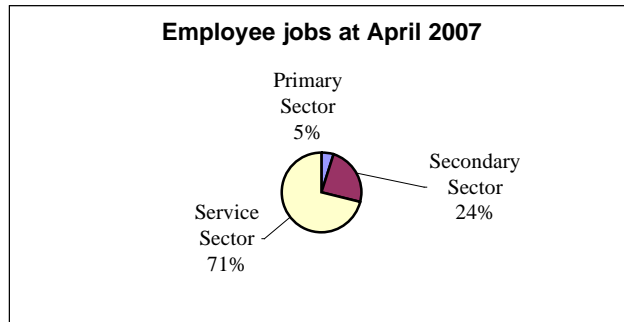
Together these market towns contain just under half the districts population. There is an ever-increasing ageing population within the district, with 21% of the population in the 50 to 64 year age group. The minority ethnic population is about 0.79 % of the total district population based on the information in the 2001 Census.

All People	White	Mixed	Asian	Black	Chinese or other ethnic
69774	69220	252	97	41	164

(Source: Devon County Council (data source: Census 2001))

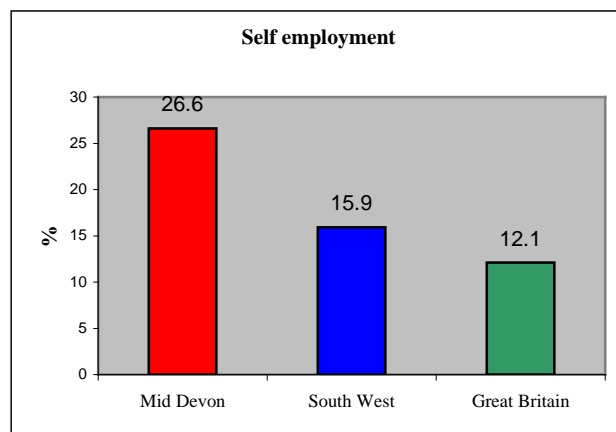
Mid Devon is located close to the larger and economically successful urban areas of Exeter (to the south) and Taunton (to the east). These urban areas exert an influence over the Mid Devon economy, which has resulted in all three main towns showing a reduction in people living and working in the same town over time.

The total number of jobs in Mid Devon was 31,000 in 2005, of which some 24,170 were employees. This was a 14.1% growth in employee jobs since 1998. The employee jobs can be broadly broken down into three sections: Primary (covers agriculture, fishing, energy & water), Secondary (covers manufacturing, construction) and Service (covers finance, tourism, public admin). Unfortunately, more recent figures are not available.



(Source: Exeter City Council (data source: Economic Trends Report))

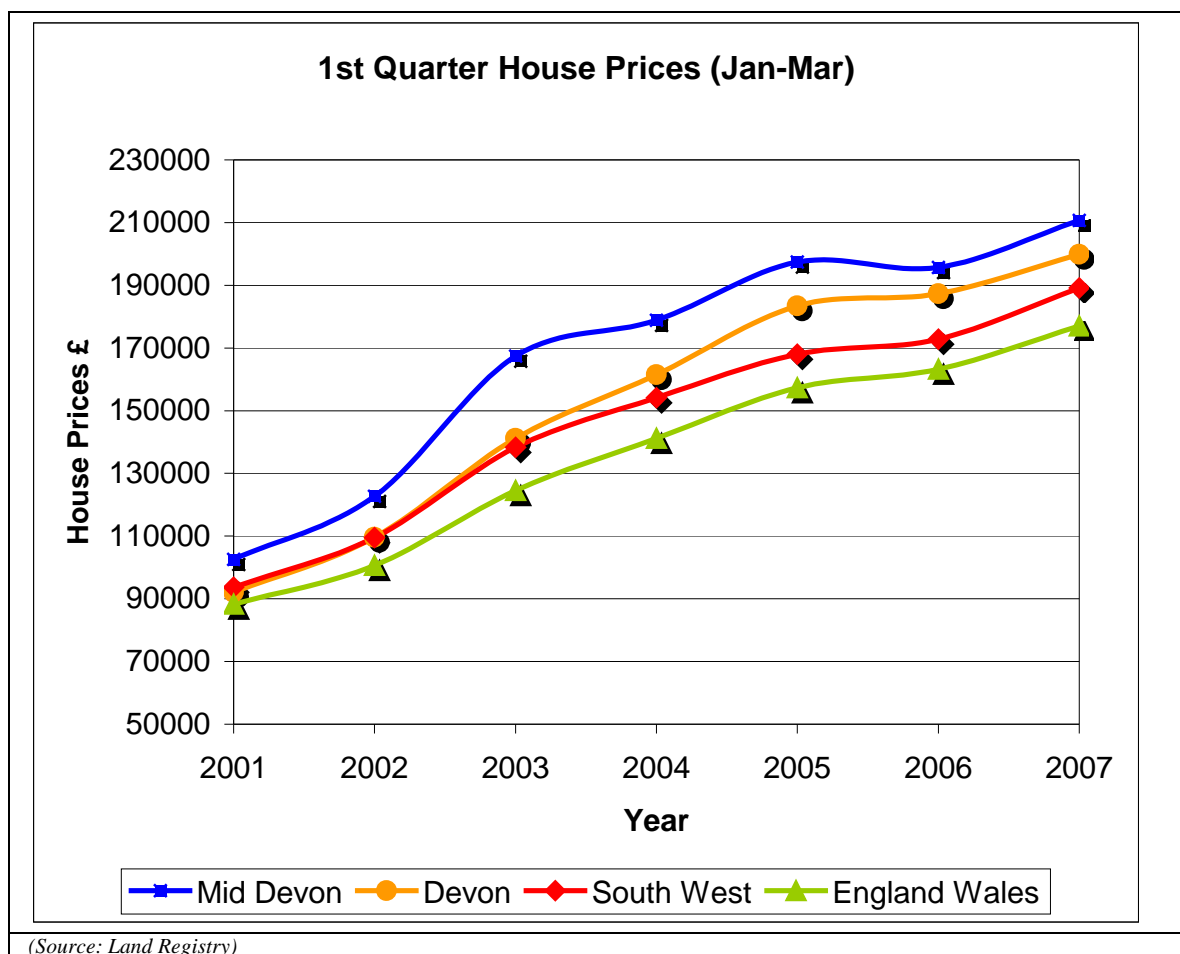
Within the economically active population of Mid Devon, 26.6 % are self-employed – over double the national figure.



A high proportion of businesses in Devon, 74.4 % (2004), have between 1 and 4 employees, showing not only the rural nature of the district, but also the importance of small businesses to the local economy.

Tourism is an important sector in Mid Devon: 1241 direct jobs involved (2003), £77.3 million annual visitor expenditure (2004), 544,500 visitor nights (2004-5) (Tourist Trends in Devon 2005).

The rural nature of the district, with its network of scattered small settlements has led to a number of distinctive features: high house prices, high costs of living and a high level of car ownership.



The topography of area covered and the length of coastline has led South West Water to have one of the highest water and sewerage bills in the country.

	Average water bill 2006-07	Average sewerage bill 2006-07
South West Water	£169	£269
Southern Water	£110	£199
Yorkshire Water	£134	£147
Anglian Water	£141	£177
Thames Water	£154	£105

(Source: OFWAT)

Location has also played its part in the high fuel prices the South West has. In March 2007 the South West had the highest unleaded fuel price in the country at 90.5p a litre.

(Source: aatrust (data source: Fuel Price Report March 2007))

Vehicle Ownership	
1 or more cars/vans	83%
No cars/vans	17%

(Source: 2001 Census)

3. Regional Core Set of Contextual Indicators

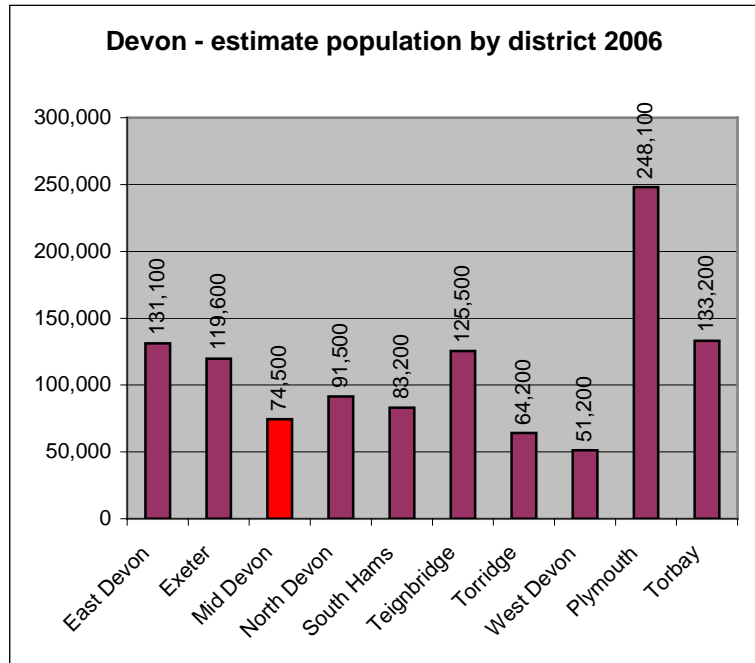
To ensure a consistent approach across the South West a regional set of Contextual Indicators has been developed. They help to give a statistical description on various aspects of the district.



3 (a) Population

Population size estimate

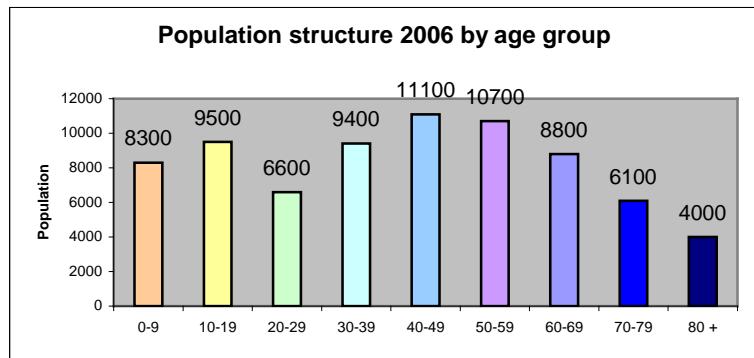
Year	Pop
2006	74,500
2005	73,500
2001	69,900
1991	64,700
1981	58,600



(Source: ONS Mid Year Estimates)

Age structure

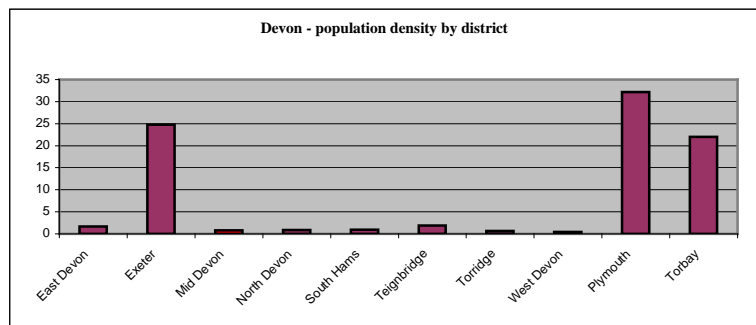
2006	
0-9	8300
10-19	9500
20-29	6600
30-39	9400
40-49	11100
50-59	10700
60-69	8800
70-79	6100
80 +	4000
Total	74500



(Source: ONS Mid Year Estimates)

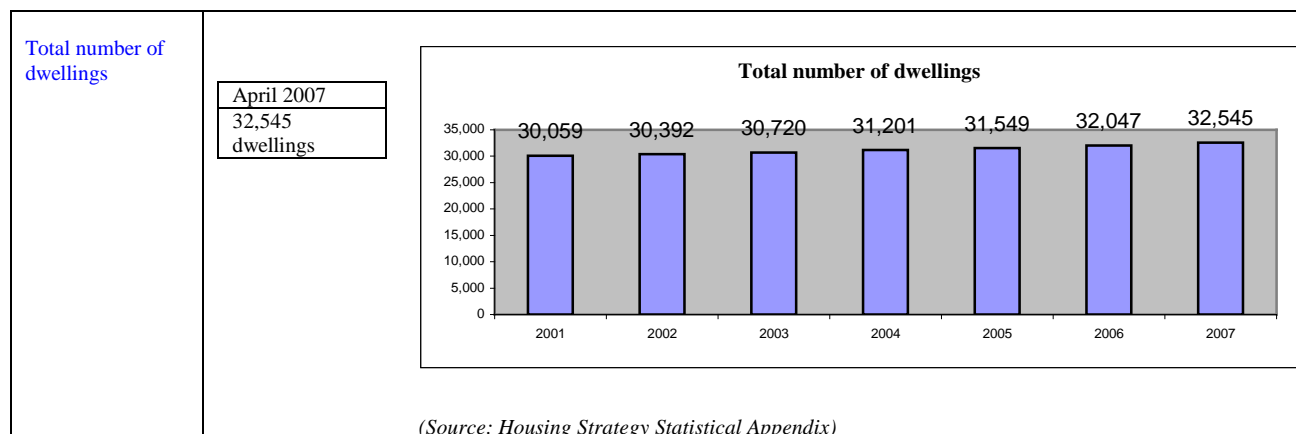
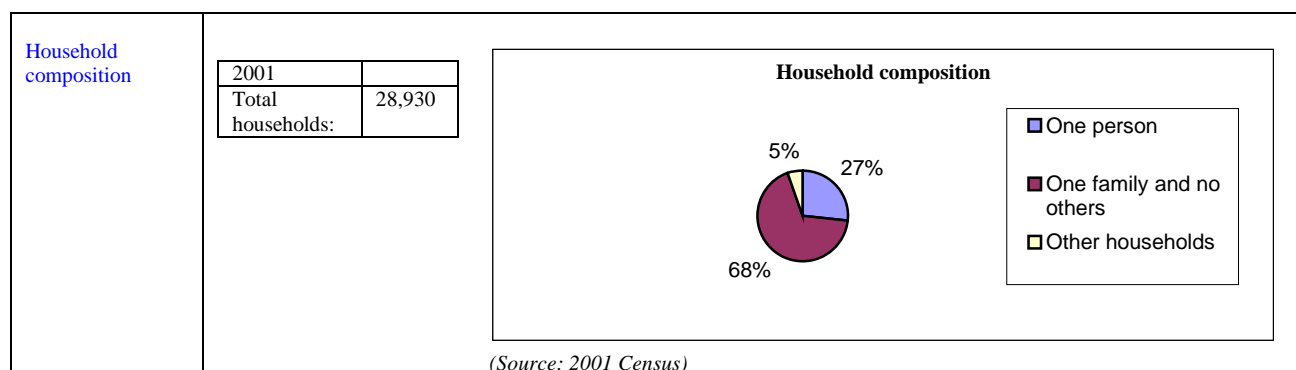
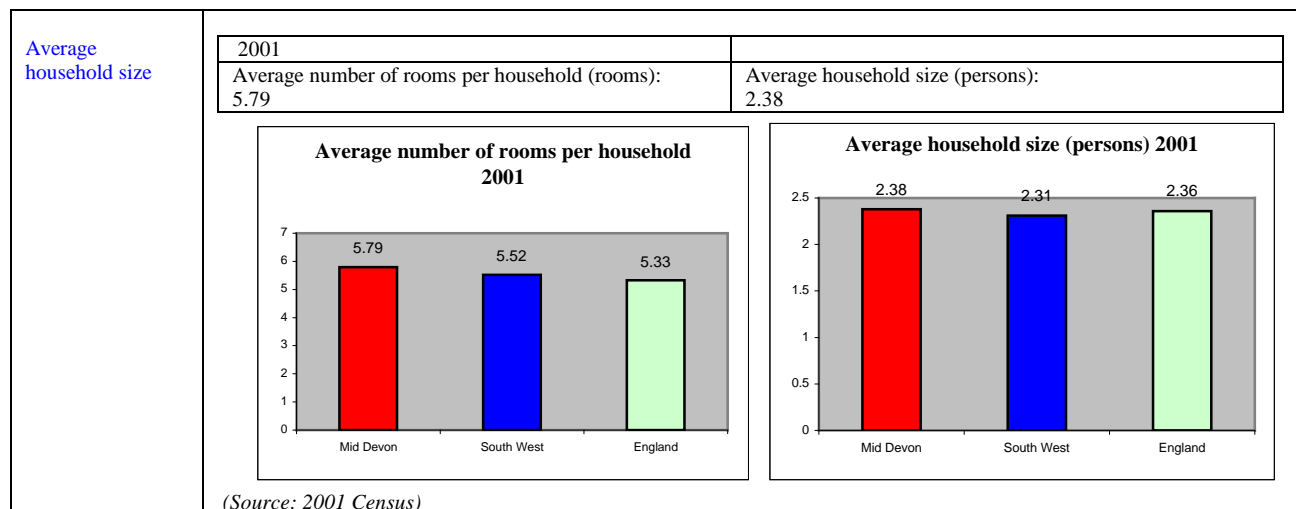
Population density

2006
Mid Devon – 0.82 people per hectare
Devon – 1.71 people per hectare
(Source: Devon County Council (data source: FHSA data and ONS))
South West – 2.06 people per hectare
England – 3.77 people per hectare
(Source: South West Observatory)



(Source: Devon County Council (data source: FHSA data and ONS))

3 (b) Dwellings and Households

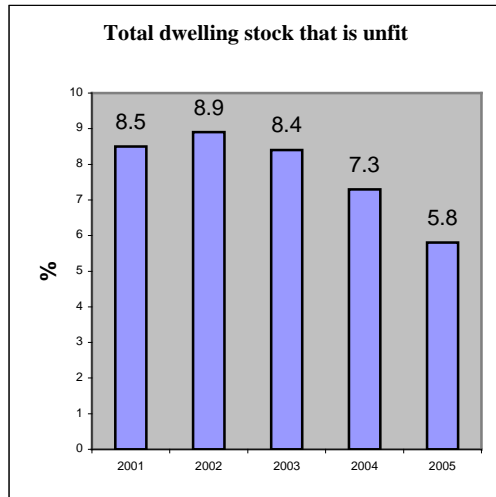


Household tenure	2001	
	Total households:	28930
	Owned outright	34.8%
	Owns with a mortgage or loan	36.5%
	Shared ownership	0.6%
	Council (local authority)	11%
	Housing association/registered social landlord	3.1%
	Private landlord or letting agency	9.8%
	Other	4.2%

(Source: Devon County Council (data source: 2001 Census))

Quality of housing stock

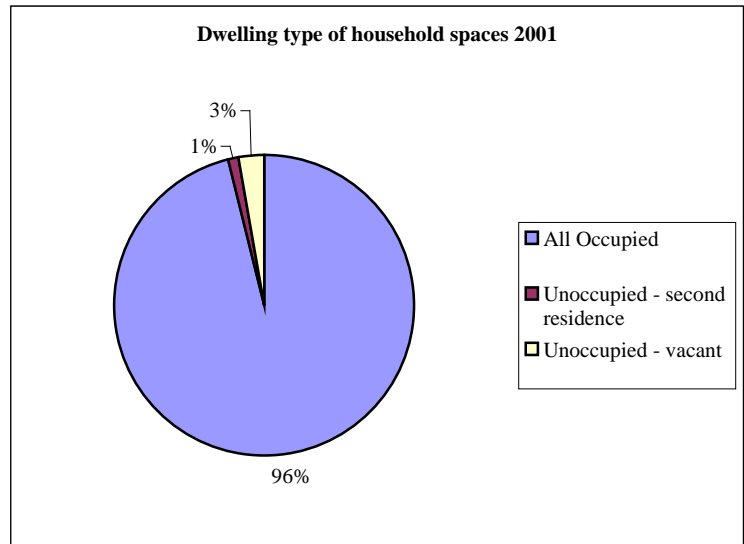
April 2005	
Total dwelling stock	31,549
Total unfit dwelling	5.8%
Local Authority dwelling stock	
Local Authority dwellings that fall below the 'Decent Homes Standard'	5.4%
<i>(Source: ONS)</i>	
2001	
Total occupied households	28,930
Without central heating	14.8 %
(0.1% also without sole use of bath/shower and toilet)	
<i>(Source: 2001 Census)</i>	



Dwelling type

(a dwelling can consist of one household space (an unshared dwelling) or two or more household spaces (a shared dwelling))

2001	
Total dwellings	30,055
Total occupied household spaces	28,930
Type of occupied household spaces	%
Detached	39.9
Semi-detached	27.9
Terraced	23
Purpose built block of flats/tenement	4.9
Part of converted/shared house	2.3
In commercial building	1.4
Caravan or temporary structure	0.6
<i>(Source: 2001 Census)</i>	





3 (c) Crime

<p>Crime rates</p>	<table border="1"> <thead> <tr> <th><u>Crime reported</u></th> <th><u>April 06-March 07</u></th> </tr> </thead> <tbody> <tr><td>Murder</td><td>1</td></tr> <tr><td>Other violent assaults</td><td>709</td></tr> <tr><td>Sexual offences</td><td>45</td></tr> <tr><td>Robbery</td><td>8</td></tr> <tr><td>House burglary</td><td>140</td></tr> <tr><td>Other burglary</td><td>222</td></tr> <tr><td>Theft of vehicle</td><td>93</td></tr> <tr><td>Theft from vehicle</td><td>341</td></tr> <tr><td>Other vehicle crime</td><td>39</td></tr> <tr><td>Theft of cycle</td><td>64</td></tr> <tr><td>Theft of shop</td><td>227</td></tr> <tr><td>Other theft</td><td>538</td></tr> <tr><td>Handling</td><td>5</td></tr> <tr><td>Forgery & fraud offences</td><td>119</td></tr> <tr><td>Criminal damage</td><td>1092</td></tr> <tr><td>Drug offences</td><td>69</td></tr> <tr><td>Other Offences</td><td>32</td></tr> <tr> <td colspan="2" style="text-align: center;">Total: 3744 (total reported crime 05-06: 3618)</td> </tr> </tbody> </table>	<u>Crime reported</u>	<u>April 06-March 07</u>	Murder	1	Other violent assaults	709	Sexual offences	45	Robbery	8	House burglary	140	Other burglary	222	Theft of vehicle	93	Theft from vehicle	341	Other vehicle crime	39	Theft of cycle	64	Theft of shop	227	Other theft	538	Handling	5	Forgery & fraud offences	119	Criminal damage	1092	Drug offences	69	Other Offences	32	Total: 3744 (total reported crime 05-06: 3618)		<p style="text-align: center;">% of most reported crimes</p> <p style="text-align: center;">(Source: Devon and Cornwall Police)</p>
	<u>Crime reported</u>	<u>April 06-March 07</u>																																						
	Murder	1																																						
	Other violent assaults	709																																						
	Sexual offences	45																																						
	Robbery	8																																						
	House burglary	140																																						
	Other burglary	222																																						
	Theft of vehicle	93																																						
	Theft from vehicle	341																																						
	Other vehicle crime	39																																						
	Theft of cycle	64																																						
	Theft of shop	227																																						
	Other theft	538																																						
	Handling	5																																						
	Forgery & fraud offences	119																																						
	Criminal damage	1092																																						
	Drug offences	69																																						
	Other Offences	32																																						
	Total: 3744 (total reported crime 05-06: 3618)																																							

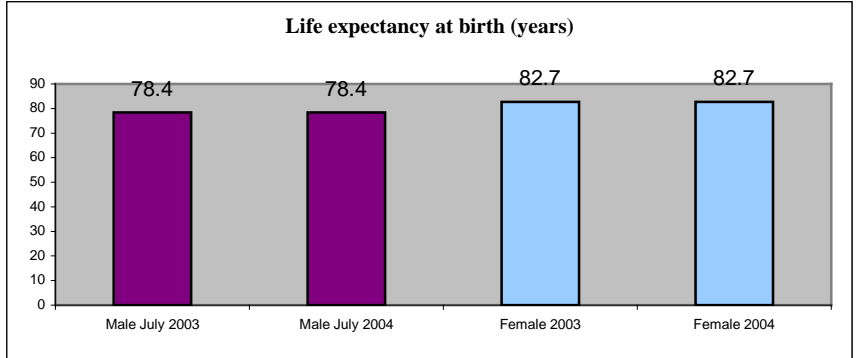
<p>% residents who feel safe/very safe:</p> <p>a) after dark</p> <p>b) during day</p>	<table border="1"> <thead> <tr> <th>2005-06</th> <th>Devon and Cornwall Police Authority area</th> </tr> </thead> <tbody> <tr> <td>After dark</td> <td>77.9%</td> </tr> <tr> <td>During day</td> <td>98.3%</td> </tr> </tbody> </table>	2005-06	Devon and Cornwall Police Authority area	After dark	77.9%	During day	98.3%
	2005-06	Devon and Cornwall Police Authority area					
	After dark	77.9%					
	During day	98.3%					
<p>(Source: Audit Commission (data source: Home Office))</p>							

3 (d) Health and Well Being

<p>Deprivation</p> <p>Core Strategy Policies COR1, COR3, COR4</p>	<p>Mid Devon is the 175th most deprived council areas in the country (out of 354) (Source: Devon County Council (data source: Office of the Deputy Prime Minister))</p> <p>Indices of deprivation – numbers and proportions 2004</p>		
		No. of Super Output Areas (SOAs) within 20% most deprived SOAs in England	% of Mid Devon SOAs (43 in total)
	Index of Multiple Deprivation	1	2
	Income	1	2
	Employment	0	0
	Health	0	0
	Education	6	14
	Crime	0	0
	Barrier to housing and services	24	56
	Living Environment	9	21
<p>(Source: Sustainability Appraisal for MDDC by TEP Oct 2004)</p>			

Life expectancy

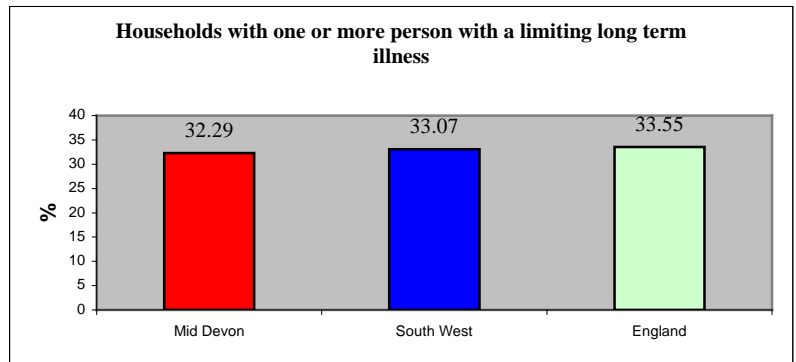
July 2004	
Male	78.4
Female	82.7



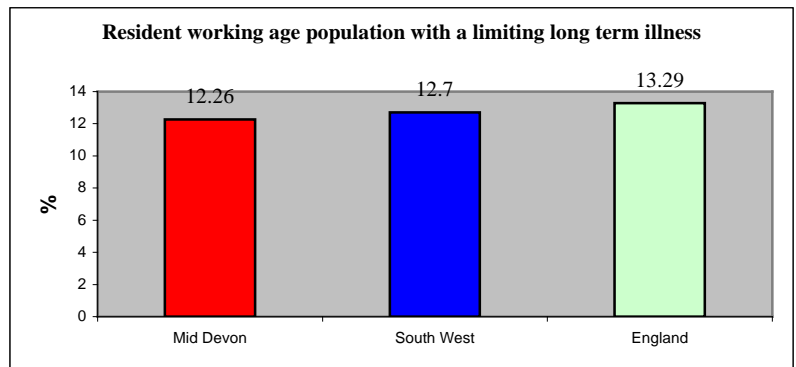
(Source: ONS)

Health: long term limiting illness

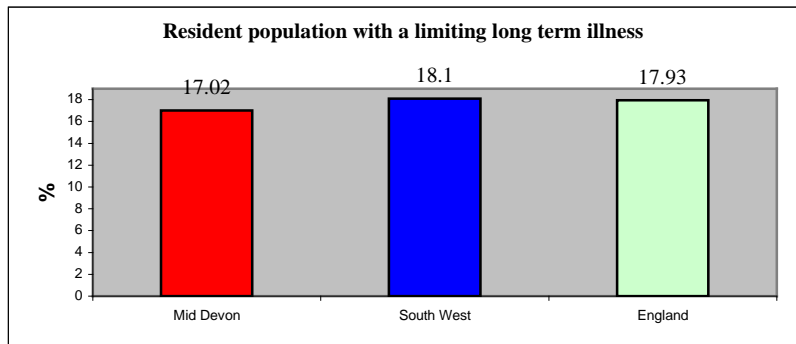
2001 % households with one or more person with a limiting long term illness	32.3%
---	-------



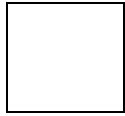
2001 % of resident working age population with a limiting long term illness	12.3%
---	-------



2001 % of resident population with a limiting long term illness	17%
---	-----



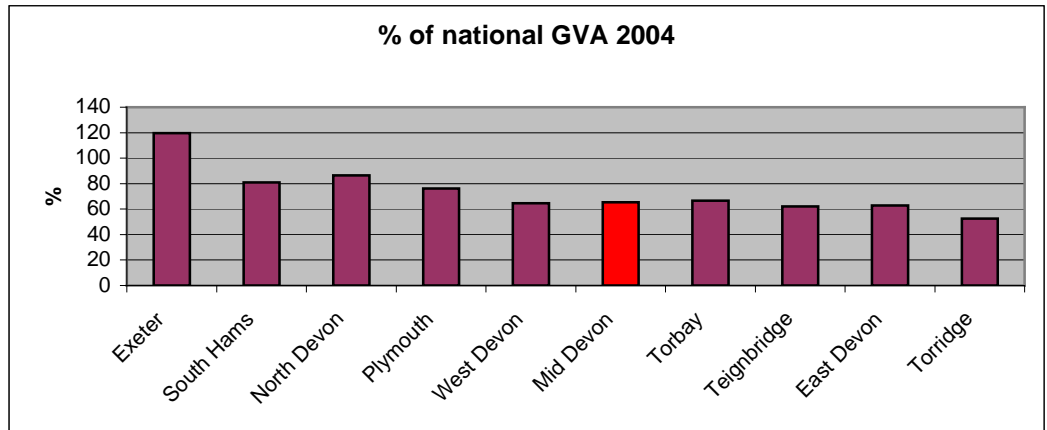
(Source: 2001 Census)



3 (e) Economy

Gross Value Added £ per head (productivity)

2004	
U.K. average GVA per head of population	£17,100
<i>(Source: ONS)</i>	
2004	
Mid Devon GVA as a % of the national figure (above)	65.4% (£11,183)



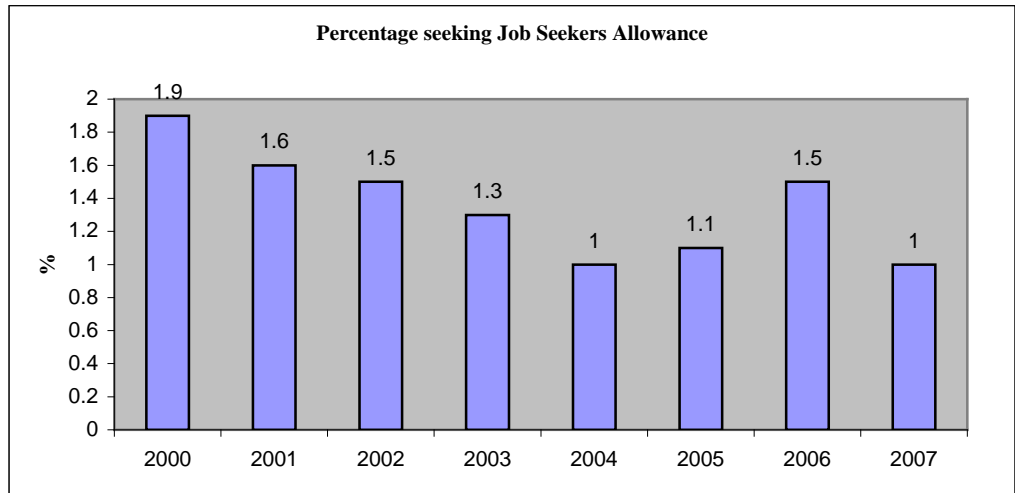
(Source: Devon County Council (data source: State Of The Devon Economy))

Total unemployment

Core Strategy Policies

COR4

April 2007	
% resident working-age population claiming Job Seekers Allowance	1%

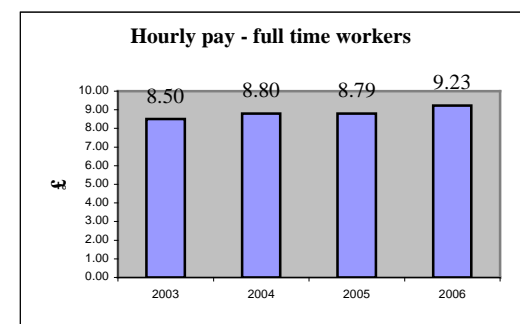
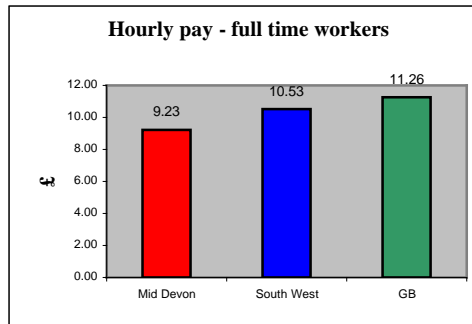
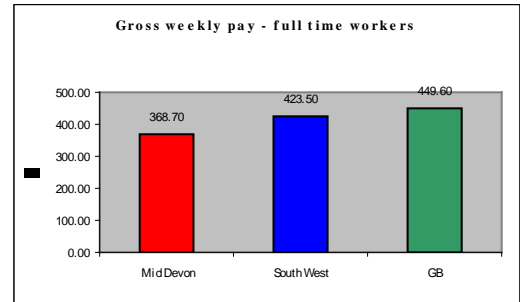
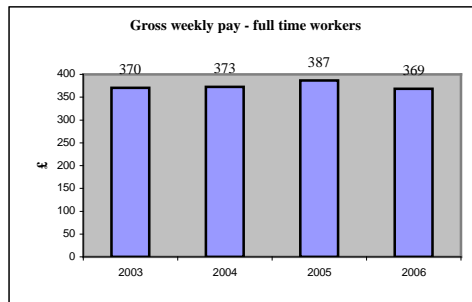


(Source: nomis - official labour market statistics (data source: claimant count with rates and proportions))

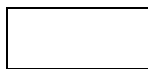
Jan 2006-Dec 2006	
% economically active population unemployed	3.4%
<i>(Source: nomis - official labour market statistics (data source: annual population survey))</i>	

Average earnings

2006	
Gross weekly pay of employees living in the area	£368.70
Hourly pay of employees living in the area	£9.23



(Source: nomis - official labour market statistics (data source: annual survey of hours and earnings))

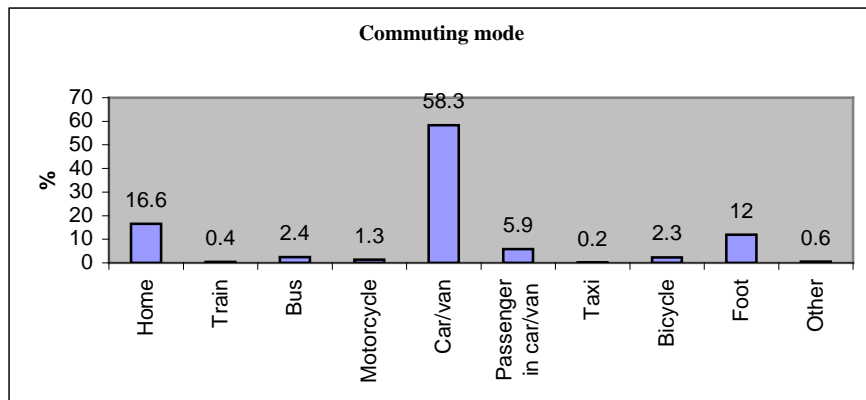


3 (f) Transport & Commuting Patterns

Commuting (mode)

Core Strategy Policies COR9

2001	Travel to work mode by resident population in employment (32,847 – aged 16-74)
Public	3%
Private: (car, taxi, motorbike, car passenger)	65.6%
Foot/cycle	14.3%



(Source: 2001 Census)

Commuting (distance)

2001 - Average distance to work travelled to fixed place of work by resident population in employment		16.8 Km
<u>Distance travelled to work by resident population in employment (32,847)</u>		
Home		16.6%
Less 2 Km		23.5%
2 Km to less than 5 Km		7.6%
5 Km to less than 10 Km		11.6%
10 Km to less than 20 Km		19.1%
20 Km to less than 30 Km		8.9%
30 Km to less than 40 Km		1.7%
40 Km to less than 60 Km		1.6%
60 Km and over		3.1%

(Source: 2001 Census)

Average daily traffic flows

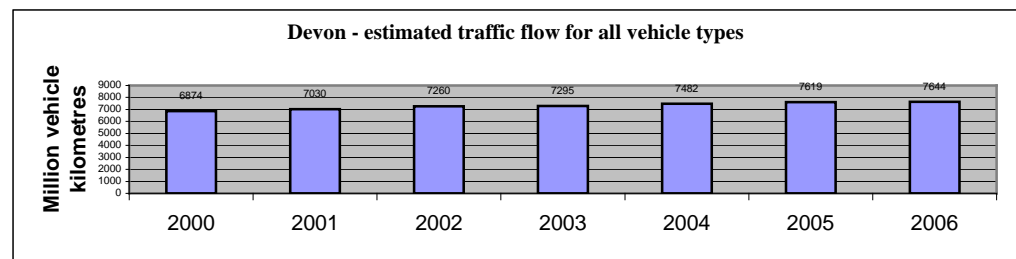
2003	
M5	>50,000
A377: Exeter to Crediton	10-30,000
Crediton to Coplestone	5-10,000
Coplestone and beyond	<5000
A3072: Crediton to Bickleigh	<5,000
A396: Exeter to Tiverton	5-10,000
Tiverton to Bampton	<5,000
A361: Junc. 27 to Barnstaple	10-30,000
B3181: Exeter to Cullompton	5-10,000

Average Daily Traffic Flow 2003



(Source: Devon County Council (data source: Road Transport and Casualty Statistics for Devon 2004))

2006	
For Devon	7644 (million vehicle kilometres) estimated traffic flow for all vehicle types



(Source: Department of Transport)



3 (g) Education

<p>% 16yr olds achieving 5+GCSE at A-C or equivalent</p>	2006																													
	Pupils in Mid Devon are achieving 5+ GCSEs at A*-C or equivalent	58%																												
<p>Working age people with NVQ level 3+ as % of all working age population</p>	<table border="1"> <thead> <tr> <th colspan="3">Summer Term 2006</th> </tr> <tr> <th>School</th> <th>Number of students aged 15</th> <th>% obtaining the equivalent of 5 or more grades A* to C</th> <th>% obtaining the equivalent of 5 or more grades A* to G</th> </tr> </thead> <tbody> <tr> <td>Cullompton Community College</td> <td>149</td> <td>56%</td> <td>92%</td> </tr> <tr> <td>Queen Elizabeth's Community College</td> <td>272</td> <td>61%</td> <td>98%</td> </tr> <tr> <td>Tiverton High School</td> <td>239</td> <td>41%</td> <td>86%</td> </tr> <tr> <td>Uffculme School</td> <td>183</td> <td>77%</td> <td>99%</td> </tr> <tr> <td>Devon LEA average</td> <td></td> <td>59%</td> <td>92%</td> </tr> </tbody> </table> <p>(Source: Devon County Council (data source: Dept. for Education and Skills))</p>			Summer Term 2006			School	Number of students aged 15	% obtaining the equivalent of 5 or more grades A* to C	% obtaining the equivalent of 5 or more grades A* to G	Cullompton Community College	149	56%	92%	Queen Elizabeth's Community College	272	61%	98%	Tiverton High School	239	41%	86%	Uffculme School	183	77%	99%	Devon LEA average		59%	92%
	Summer Term 2006																													
	School	Number of students aged 15	% obtaining the equivalent of 5 or more grades A* to C	% obtaining the equivalent of 5 or more grades A* to G																										
	Cullompton Community College	149	56%	92%																										
	Queen Elizabeth's Community College	272	61%	98%																										
	Tiverton High School	239	41%	86%																										
	Uffculme School	183	77%	99%																										
	Devon LEA average		59%	92%																										
	Jan 06-Dec 06 - Working age population that have NVQ level 3+		37.8%																											
	<table border="1"> <thead> <tr> <th></th> <th>% Mid Devon Working Age Population</th> </tr> </thead> <tbody> <tr> <td>NVQ4 and above</td> <td>18.5</td> </tr> <tr> <td>NVQ3 and above</td> <td>37.8</td> </tr> <tr> <td>NVQ2 and above</td> <td>65.2</td> </tr> <tr> <td>NVQ1 and above</td> <td>86.2</td> </tr> <tr> <td>Other Qualifications</td> <td>8.3</td> </tr> <tr> <td>No Qualifications</td> <td>Not available</td> </tr> </tbody> </table>				% Mid Devon Working Age Population	NVQ4 and above	18.5	NVQ3 and above	37.8	NVQ2 and above	65.2	NVQ1 and above	86.2	Other Qualifications	8.3	No Qualifications	Not available													
	% Mid Devon Working Age Population																													
NVQ4 and above	18.5																													
NVQ3 and above	37.8																													
NVQ2 and above	65.2																													
NVQ1 and above	86.2																													
Other Qualifications	8.3																													
No Qualifications	Not available																													
<p style="text-align: center;">NVQ 3+ and above - % working population</p> <table border="1"> <caption>NVQ 3+ and above - % working population</caption> <thead> <tr> <th>Period</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Mar 02-Feb 03</td> <td>37.6</td> </tr> <tr> <td>Mar 03-Feb 04</td> <td>46.1</td> </tr> <tr> <td>Jan 05-Dec 05</td> <td>46.8</td> </tr> <tr> <td>Jan 06-Dec 06</td> <td>37.8</td> </tr> </tbody> </table>			Period	%	Mar 02-Feb 03	37.6	Mar 03-Feb 04	46.1	Jan 05-Dec 05	46.8	Jan 06-Dec 06	37.8																		
Period	%																													
Mar 02-Feb 03	37.6																													
Mar 03-Feb 04	46.1																													
Jan 05-Dec 05	46.8																													
Jan 06-Dec 06	37.8																													
<p>(Source: nomis – official labour market statistics (data source: annual population survey))</p>																														



3 (h) Environment

% Area protected by a designation	% of Mid Devon is protected by a designation		29.1%
	Landscape Designation	Percent of Mid Devon	Percent of County of Devon
	Ancient woodlands	2.1	2.4
	Area of great landscape value	20.8	17.2
	Area of outstanding natural beauty	6.5	17
	Coastal protection area	0	7.7
	County wildlife site	1.9	2.6
	Dartmoor National Park	0.3	14.2
	Devon Wildlife Trust nature reserves	0	0.2
	Exmoor National Park	0	3
	Historic parks and gardens	0.3	0.7
	Local nature reserves	0	0.2
	Local wildlife sites	0.8	0.8
	National nature reserves	0	0.2
	RAMSAR sites	0	0.2
	Regionally important geological sites	0	0.1
	Sites of special scientific interest	0.3	7.1
Special areas of conservation	0	5.6	
Special protection areas	0	0.5	
All designations	29.1	54.1	
Note: Individual figures may not add to the total as some locations may fall into more than one category.			
<i>(Source: Devon County Council (data source: Magic Partnership))</i>			

Air Quality

The Environment Act 1995 requires the UK Government to produce a National Air Quality Strategy containing standards and objectives for improving ambient air quality. The first Air Quality Strategy was published in 1997 and was most recently updated in 2007.

The Environment Act has also introduced the system of Local Air Quality Management (LAQM). As a result, local authorities are required periodically to review and assess the current and future air quality in their areas against those targets and objectives in the national air quality strategy. This ensures that changed circumstances can be identified early and acted upon.

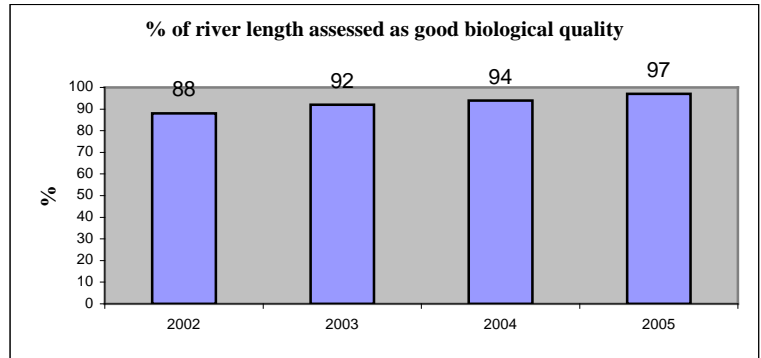
The National Air Quality Strategy sets air quality standards and objectives for a number of key air pollutants. Seven of these pollutants (Nitrogen Dioxide, Sulphur Dioxide, Particles PM₁₀, Benzene, 1,3 Butadiene, Carbon Monoxide and Lead) have statutory objectives to be achieved between 2003 and 2008 set out in UK air quality regulations and are subject to local control via LAQM.

Where objectives are not likely to be met then the LA is required to designate an Air Quality Management Area (AQMA) at the relevant locations.

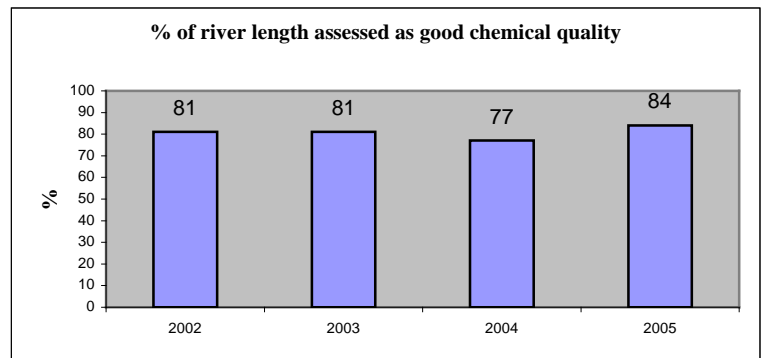
Air quality	<u>Updating and Screening Assessment Report 2006</u>	For all the pollutants covered by the LAQM system, excluding Nitrogen dioxide and Particles (PM ₁₀), there is currently no risk of exceeding the relevant statutory air quality objectives
	<u>In-progress Detailed Assessment commencing November 2006</u>	In the case of Nitrogen Dioxide a Detailed Assessment is currently being undertaken for Leat Street Tiverton – to establish if an AQMA is required as it is a site with predicted Nitrogen Dioxide concentrations greater than the statutory air quality objective for 2005. This assessment will be completed and published in January 2008.
	<u>December 2006 - 1AQMA designated - Cullompton</u>	Cullompton was identified as having actual Nitrogen Dioxide concentrations greater than the statutory air quality objective for 2005 (Station Road, Higher Street and Fore Street). An Action Plan is currently under development and due to be published in draft form in June 2008.
	<u>November 2004 – 1 AQMA designated – Crediton</u>	Crediton was identified as having predicted Nitrogen Dioxide concentrations greater than the statutory air quality objective for 2005 (Exeter Rd and High St) It was also found that levels of Particulates (PM ₁₀) were exceeding relevant air quality objectives (Exeter Rd). An AQMA Action Plan was published in July 2006 and a Progress Report published in September 2007.
	<i>(Source: Mid Devon District Council)</i>	

River Quality

2005	
% of river length assessed as good biological quality	96.82%



2005	
% of river length assessed as good chemical quality	84.15%



(Source: Audit Commission (data source: Environment Agency))

4. Monitoring Policy Performance

This section reports on the performance of policies within the LDF.

There are three Development Plans of potential relevance to this AMR:

- Mid Devon Local Plan – end date 2001. The 2006 AMR noted that this document was increasingly out of date in terms of recent and emerging national policies, and was not used for monitoring purposes. It was formally superseded in July 2006, and it is therefore no longer relevant.
- Mid Devon Local Plan First Alteration – end date 2011 and adopted in July 2006, superseding formally the previous adopted Local Plan. This AMR sets out performance against its policies.
- The Mid Devon Core Strategy – end date 2026, and submitted to the Secretary of State in August 2006. It was adopted after the end of this monitoring period in July 2007. The AMR refers to the Core Strategy policies where relevant.

The following indicators set out some aspects of the plan's performance.

Core Output Indicators (COI)

These indicators set out information, which is required by the Government in order to give a consistent approach across the country towards monitoring national policy objectives.

Local Indicators (Local)

These help monitor characteristics and issues which are important in the area but which are not touched upon in detail by the core indicators. They arise from Local Plan and Core Strategy monitoring policies, and from other available and relevant information.

Where possible, figures relate to the period 1 April 2006 – 31 March 2007 or to the position at 31st March 2007, together with historical or geographical comparisons. Where this is not possible, the most up to date information or nearest fit is used.

4 (a) Employment

Employment development sites were only included if they were above 100 sq.m. in size.

<u>Indicator, type and relevant policy</u>	<u>1 April 2006 – 31 March 2007</u>																			
<p>Amount of floorspace developed for employment by type (B1, B2 and B8)</p> <p>COI</p> <p>Local Plan Policies E1, E2, E3, E8, E10, E11, E12, TIV1 TIV12, CRE5, CRE9, CU7, CU8, CU9, BA1, CO1, W11, YEO1</p> <p>Core Strategy Policies COR4</p>	<table border="1"> <thead> <tr> <th colspan="2"><u>Total floorspace developed (sq.m.)</u></th> </tr> </thead> <tbody> <tr> <td>B1c</td> <td>1789</td> </tr> <tr> <td colspan="2">Total B1: 1789</td> </tr> <tr> <td>B2</td> <td>255</td> </tr> <tr> <td colspan="2">Overall total: 2044 sq.m.</td> </tr> </tbody> </table>				<u>Total floorspace developed (sq.m.)</u>		B1c	1789	Total B1: 1789		B2	255	Overall total: 2044 sq.m.							
	<u>Total floorspace developed (sq.m.)</u>																			
B1c	1789																			
Total B1: 1789																				
B2	255																			
Overall total: 2044 sq.m.																				
<p style="text-align: center;">Developed floorspace (sq.m.)</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Developed floorspace (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>2002-03</td> <td>1018</td> </tr> <tr> <td>2003-04</td> <td>3041.6</td> </tr> <tr> <td>2004-05</td> <td>5378.61</td> </tr> <tr> <td>2005-06</td> <td>12,053.42</td> </tr> <tr> <td>2006-07</td> <td>2,044.00</td> </tr> </tbody> </table>				Year	Developed floorspace (sq.m.)	2002-03	1018	2003-04	3041.6	2004-05	5378.61	2005-06	12,053.42	2006-07	2,044.00					
Year	Developed floorspace (sq.m.)																			
2002-03	1018																			
2003-04	3041.6																			
2004-05	5378.61																			
2005-06	12,053.42																			
2006-07	2,044.00																			
<p>Amount of floorspace developed for employment by type (B1, B2 and B8) – in employment or regeneration areas</p> <p>COI</p>	<p>N/a – Mid Devon does not have any employment or regeneration areas</p>																			
<p>Amount of floorspace developed for employment by type (B1, B2 and B8) – which is on previously developed land</p> <p>COI</p> <p>Core Strategy Policies COR7</p>	<table border="1"> <thead> <tr> <th></th> <th><u>Total floorspace developed (sq.m.)</u></th> <th><u>Total on previously developed land (sq.m.)</u></th> <th><u>Proportion on previously developed land (%)</u></th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>1789</td> <td>766</td> <td>42.82</td> </tr> <tr> <td>B2</td> <td>255</td> <td>105</td> <td>41.18</td> </tr> <tr> <td>Overall total</td> <td>2044 sq.m.</td> <td>871 sq.m.</td> <td>42.61%</td> </tr> </tbody> </table>					<u>Total floorspace developed (sq.m.)</u>	<u>Total on previously developed land (sq.m.)</u>	<u>Proportion on previously developed land (%)</u>	B1	1789	766	42.82	B2	255	105	41.18	Overall total	2044 sq.m.	871 sq.m.	42.61%
	<u>Total floorspace developed (sq.m.)</u>	<u>Total on previously developed land (sq.m.)</u>	<u>Proportion on previously developed land (%)</u>																	
B1	1789	766	42.82																	
B2	255	105	41.18																	
Overall total	2044 sq.m.	871 sq.m.	42.61%																	

<p>Employment land (ha) available by type (B1, B2 and B8) on:</p> <p>(i) Allocated sites without planning permission</p> <p>(ii) All sites with planning permission</p> <p>COI</p> <p>Local Plan Policies E1, E2, E3, E8, E10, E11, E12, TIV1 TIV12, CRE5, CRE9, CU7, CU8, CU9, BA1, CO1, W11, YEO1</p> <p>Core Strategy Policies COR4</p>	<table border="1"> <thead> <tr> <th></th> <th><u>Allocations remaining without permission</u></th> <th><u>Land with Planning Permission</u></th> <th><u>Total Commitments</u></th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>1.13</td> <td>1.57</td> <td>2.7</td> </tr> <tr> <td>B1&2</td> <td>8.5</td> <td>0.08</td> <td>8.58</td> </tr> <tr> <td>B2</td> <td>0</td> <td>0.2</td> <td>0.2</td> </tr> <tr> <td>B8</td> <td>0</td> <td>0.28</td> <td>0.28</td> </tr> <tr> <td>B1&2&8</td> <td>13.96</td> <td>5.44</td> <td>19.4</td> </tr> <tr> <td>Total</td> <td>23.59</td> <td>7.57</td> <td>31.16</td> </tr> </tbody> </table>		<u>Allocations remaining without permission</u>	<u>Land with Planning Permission</u>	<u>Total Commitments</u>	B1	1.13	1.57	2.7	B1&2	8.5	0.08	8.58	B2	0	0.2	0.2	B8	0	0.28	0.28	B1&2&8	13.96	5.44	19.4	Total	23.59	7.57	31.16
	<u>Allocations remaining without permission</u>	<u>Land with Planning Permission</u>	<u>Total Commitments</u>																										
B1	1.13	1.57	2.7																										
B1&2	8.5	0.08	8.58																										
B2	0	0.2	0.2																										
B8	0	0.28	0.28																										
B1&2&8	13.96	5.44	19.4																										
Total	23.59	7.57	31.16																										
<p>Losses of employment land by type (B1, B2 and B8) in:</p> <p>(i) Employment/regeneration areas</p> <p>(ii) Local authority area</p> <p>COI</p> <p>Local Plan Policies E9</p> <p>Core Strategy Policies COR1</p>	<table border="1"> <tr> <td colspan="3">(i) N/a – Mid Devon does not have any employment or regeneration areas</td> </tr> <tr> <td colspan="3">(ii) Local Authority Area</td> </tr> <tr> <th><u>Land type</u></th> <th><u>Land lost (ha)</u></th> <th><u>Reason</u></th> </tr> <tr> <td>B1</td> <td>0.70 ha</td> <td>Residential</td> </tr> <tr> <td>B2</td> <td>0.09 ha</td> <td>Residential</td> </tr> <tr> <td>B8</td> <td>0.07 ha</td> <td>0.05 Retail / 0.02 Residential</td> </tr> <tr> <td colspan="2">Total: 0.86 ha</td> <td></td> </tr> </table>	(i) N/a – Mid Devon does not have any employment or regeneration areas			(ii) Local Authority Area			<u>Land type</u>	<u>Land lost (ha)</u>	<u>Reason</u>	B1	0.70 ha	Residential	B2	0.09 ha	Residential	B8	0.07 ha	0.05 Retail / 0.02 Residential	Total: 0.86 ha									
(i) N/a – Mid Devon does not have any employment or regeneration areas																													
(ii) Local Authority Area																													
<u>Land type</u>	<u>Land lost (ha)</u>	<u>Reason</u>																											
B1	0.70 ha	Residential																											
B2	0.09 ha	Residential																											
B8	0.07 ha	0.05 Retail / 0.02 Residential																											
Total: 0.86 ha																													
<p>Amount of employment land lost by type (B1, B2 and B8) to residential development</p> <p>COI</p> <p>Local Plan Policies E9</p> <p>Core Strategy Policies COR1</p>	<table border="1"> <tr> <td>Total lost to residential development</td> <td>B1– 0.81 ha</td> </tr> </table>	Total lost to residential development	B1– 0.81 ha																										
Total lost to residential development	B1– 0.81 ha																												

<p>Settlement type of employment development</p> <p>Local</p> <p>Local Plan Policies E1, E2, E3, E8, E10, E11, E12, TIV1 TIV12, CRE5, CRE9, CU7, CU8, CU9, BA1, CO1, W11, YEO1</p> <p>Core Strategy Policies COR12, COR13, COR14, COR15, COR16, COR17, COR18</p>	<table border="1"> <tr><td>Tiverton</td><td>766</td></tr> <tr><td>Cullompton</td><td>0</td></tr> <tr><td>Crediton</td><td>0</td></tr> <tr><td>(Area Centres)</td><td>(766)</td></tr> <tr><td>Bampton</td><td>0</td></tr> <tr><td>Elsewhere</td><td>1278</td></tr> </table>	Tiverton	766	Cullompton	0	Crediton	0	(Area Centres)	(766)	Bampton	0	Elsewhere	1278						
Tiverton	766																		
Cullompton	0																		
Crediton	0																		
(Area Centres)	(766)																		
Bampton	0																		
Elsewhere	1278																		
<p>Employment land under construction (sq.m.)</p> <p>Local</p> <p>Local Plan Policies E1, E2, E3, E8, E10, E11, E12, TIV1 TIV12, CRE5, CRE9, CU7, CU8, CU9, BA1, CO1, W11, YEO1</p> <p>Core Strategy Policies COR4</p>	<table border="1"> <thead> <tr><th></th><th>Sq.m.</th></tr> </thead> <tbody> <tr><td>B1a</td><td>213</td></tr> <tr><td>B1a&c</td><td>350</td></tr> <tr><td>B1c</td><td>965.7</td></tr> <tr><td>B1&2</td><td>3239</td></tr> <tr><td>B2</td><td>127.5</td></tr> <tr><td>B8</td><td>637</td></tr> <tr><td>B1&2&8</td><td>735</td></tr> <tr><td colspan="2">Total: 6267 sq.m.</td></tr> </tbody> </table>		Sq.m.	B1a	213	B1a&c	350	B1c	965.7	B1&2	3239	B2	127.5	B8	637	B1&2&8	735	Total: 6267 sq.m.	
	Sq.m.																		
B1a	213																		
B1a&c	350																		
B1c	965.7																		
B1&2	3239																		
B2	127.5																		
B8	637																		
B1&2&8	735																		
Total: 6267 sq.m.																			
<p>Take up of allocated employment land</p> <p>Local</p> <p>TIV1 TIV12, CRE5, CRE9, CU7, CU8, CU9, BA1, CO1, W11, YEO1</p>	<table border="1"> <tr><td>Total Employment Allocations</td><td>42.73 ha</td></tr> <tr><td>Allocated land with permission</td><td>19.14 ha</td></tr> <tr><td>Allocated land without permission</td><td>23.59 ha</td></tr> <tr><td>Allocated land developed in year</td><td>0 ha</td></tr> </table>	Total Employment Allocations	42.73 ha	Allocated land with permission	19.14 ha	Allocated land without permission	23.59 ha	Allocated land developed in year	0 ha										
Total Employment Allocations	42.73 ha																		
Allocated land with permission	19.14 ha																		
Allocated land without permission	23.59 ha																		
Allocated land developed in year	0 ha																		
<p>Amount of completed office (B1a) development</p> <p>COI</p> <p>Local Plan Policies E1, E2, E3, E8, E10, E11, E12, TIV1, CRE5,</p> <p>Core Strategy Policies COR4</p>	<table border="1"> <tr><td>B1a</td><td>0</td></tr> </table>	B1a	0																
B1a	0																		
<p>Amount of completed office (B1a) development in town centres</p> <p>COI</p> <p>Local Plan Policies E1, E2, TIV1</p> <p>Core Strategy Policies COR4, COR6</p>	<table border="1"> <tr><td>Town Centres</td><td>Tiverton/Cullompton/Crediton town centres</td></tr> <tr><td>B1a</td><td>0</td></tr> </table>	Town Centres	Tiverton/Cullompton/Crediton town centres	B1a	0														
Town Centres	Tiverton/Cullompton/Crediton town centres																		
B1a	0																		

<p>Number of VAT registered businesses</p> <p>Local</p> <p>Local Plan Policies E1, E2, E3, E8, E10, E11, E12, TIV1 TIV12, CRE5, CRE9, CU7, CU8, CU9, BA1, CO1, WI1, YEO1</p> <p>Core Strategy Policies COR4</p>	<table border="1"> <tr> <td>End 2005</td> <td>3710</td> </tr> </table>	End 2005	3710	<p style="text-align: center;">VAT registered businesses</p> <p style="text-align: center;">(Source: nomis – official labour market statistics)</p>				
End 2005	3710							
<p>Job Seekers Allowance as a proportion of working age population</p> <p>Local</p> <p>Local Plan Policies E1, E2, E3, E8, E10, E11, E12, TIV1 TIV12, CRE5, CRE9, CU7, CU8, CU9, BA1, CO1, WI1, YEO1</p> <p>Core Strategy Policies COR4</p>	<table border="1"> <thead> <tr> <th>April 2007</th> <th>% claiming</th> </tr> </thead> <tbody> <tr> <td>Mid Devon</td> <td>1.0</td> </tr> <tr> <td>South West</td> <td>1.3</td> </tr> </tbody> </table>	April 2007	% claiming	Mid Devon	1.0	South West	1.3	<p style="text-align: center;">JSA claimants (April)</p> <p style="text-align: center;">(Source: nomis - official labour market statistics (data source: claimant count with rates and proportions))</p>
April 2007	% claiming							
Mid Devon	1.0							
South West	1.3							
<p>Jobs density (The density figures represent the ratio of total jobs to working-age population)</p> <p>Local</p> <p>Local Plan Policies E1, E2, E3, E8, E10, E11, E12, TIV1 TIV12, CRE5, CRE9, CU7, CU8, CU9, BA1, CO1, WI1, YEO1</p> <p>Core Strategy Policies COR4</p>	<table border="1"> <tr> <td>2005</td> <td>0.72</td> </tr> </table>	2005	0.72	<p style="text-align: center;">Jobs density</p> <p style="text-align: center;">(Source: nomis - official labour market statistics)</p>				
2005	0.72							

The monitoring of the indicators above indicates that the very high level of economic development last year has now fallen back, although other economic indicators such as claimant levels show an improvement. However, the continued increase in outstanding planning permissions for new employment development, and the level of sites under construction suggest that this could be a short term drop. The economic outlook appears good. Much of this growth is centred around Cullompton and Willand, and there remain shortages in Tiverton and Crediton. Rural development levels appear to be steady. A concern is the downward trend in the “jobs density” but the figures are 2 years behind, and recent development levels should impact on these soon. The Council’s submission of the Core Strategy of the LDF in August 2006 aims to build on and enhance this positive economic performance, increasing the level of completed employment floorspace development to 14,700 sq.m per year for the next 20 years.

4 (b) Housing

Indicator, type and relevant policy	1 April 2006 – 31 March 2007 (or other specified time frame)
--	--

Housing trajectory:
 (1) Net additional dwellings over the previous five year period or since the start of the LDF (whichever is longer)
 (2) Net additional dwellings for the current year
 (3) Projected net additional dwellings up to the end of the LDF or over a ten year period (whichever is longer)
 (4) Annual net additional dwelling requirement
 (5) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance

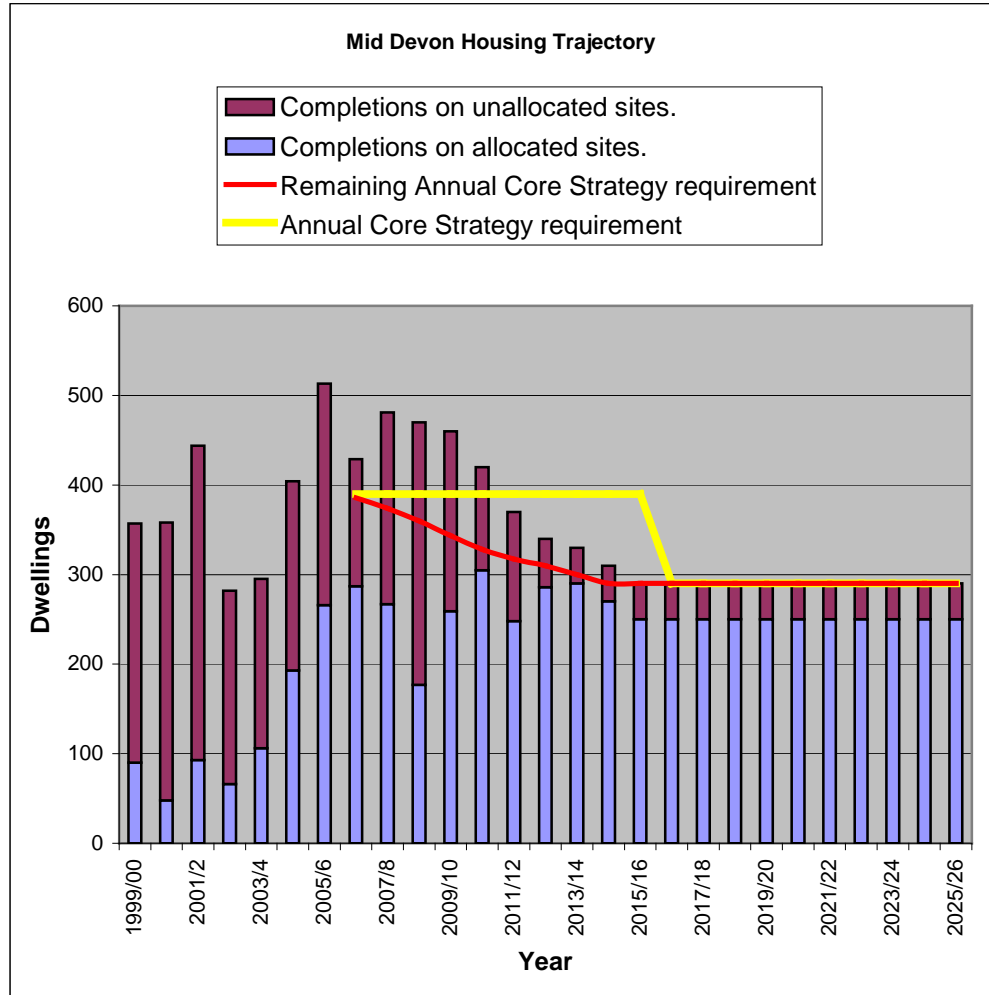
COI

Local Plan Policies
 H2, H7, H8, H9, H10, H11, H13, TIV1, TIV5, TIV6, TIV7, TIV8, TIV9, TIV10, TIV11, CRE1, CRE5, CRE6, CRE7, CRE8, CU1, CU2, CU4, CU5, CU6, BA1, BA2, BA3, BR1, CO1, CO2, CO3, UF1, WI2

Core Strategy Policies
 COR3

- (1) 1938 (2001-06)
- (2) 429 (2006-07)
- (3) 6371 (2007-26)
- (4) 340 (2006-26)
- (5) 335 (2007-26)

Based on adopted Core Strategy requirements 2006 – 2026 and assessment of site availability.



The following table sets out the data used to prepare this graph, for the years 1999 – 2016.

Housing Trajectory Data 1999 - 2016

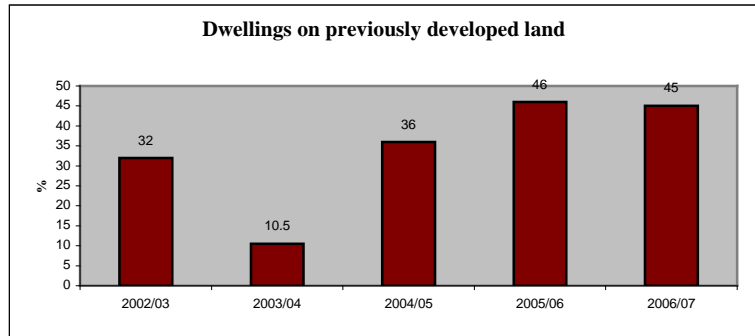
Year	Past completions - allocated sites	Past completions - unallocated sites	Projections - allocated sites	Projections - unallocated sites	Total past completions	Total projected completions	Cumulative completions from 2006	PLAN - annualised strategic allocation	PLAN - cumulative strategic allocation	MONITOR - Above or below strategic allocation	MANAGE - Remaining annual requirement
1999/00	90	267			357						
2000/1	48	310			358						
2001/2	93	351			444						
2002/3	66	216			282						
2003/4	106	189			295						
2004/5	193	211			404						
2005/6	266	247			513						
2006/7	287	142			429	429	390	390	390	39	386
2007/8			267	214	481	910	390	780	130	374	
2008/9			177	293	470	1380	390	1170	210	360	
2009/10			259	201	460	1840	390	1560	280	343	
2010/11			305	115	420	2260	390	1950	310	328	
2011/12			248	122	370	2630	390	2340	290	318	
2012/13			286	54	340	2970	390	2730	240	310	
2013/14			290	40	330	3300	390	3120	180	300	
2014/15			270	40	310	3610	390	3510	100	290	
2015/16			250	40	290	3900	390	3900	0	290	

Percentage of new and converted dwellings on previously developed land

2006-07	45%
---------	-----

COI

Local Plan Policies H1 (superseded July 2007)
Core Strategy Policies COR7



Percentage of new dwellings completed at:

(i) Less than 30 dwellings per hectare

(ii) Between 30 and 50 dwellings per hectare

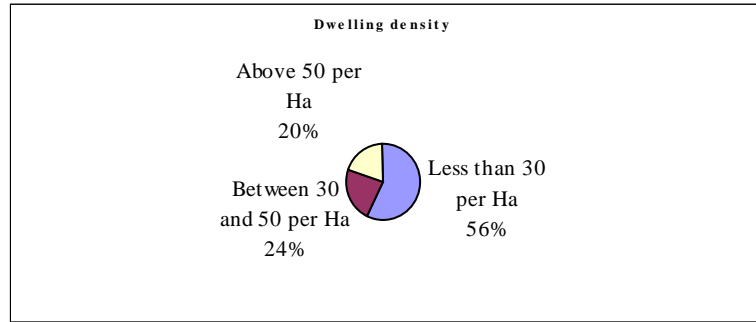
(iii) Above 50 dwellings per hectare

COI

Local Plan Policies
H3

Core Strategy Policies
COR1

2006-07	%
(i)	56
(ii)	24
(iii)	20



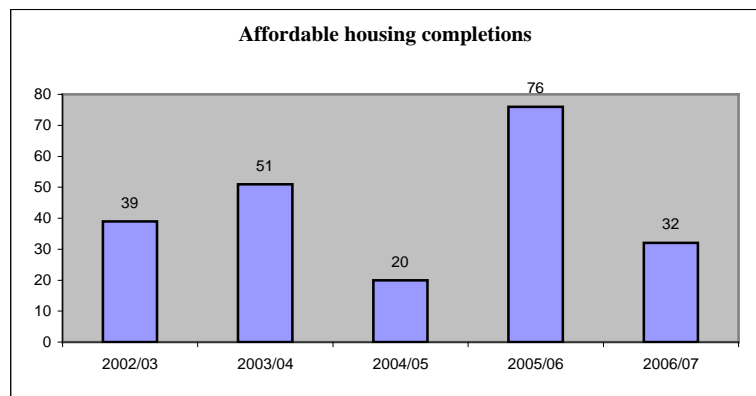
Affordable housing completions

COI

Local Plan Policies
H6, H7, TIV1, TIV5, TIV6, TIV7, TIV8, TIV9, TIV10, TIV11, CRE1, CRE5, CRE6, CRE7, CRE8, CU1, CU2, CU4, CU5, CU6, BA1, BA2, BA3, BR1, CO1, CO2, CO3, UF1, WI2

Core Strategy Policies
COR3

2006-07	32
---------	----



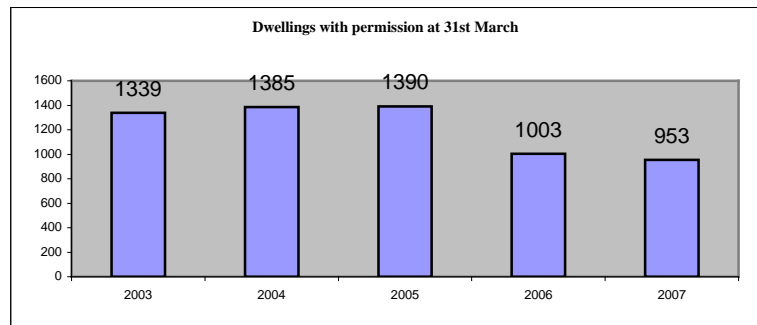
Dwelling permissions

Local

Local Plan Policies
H2, H7, H8, H9, H10, H11, H13, TIV1, TIV5, TIV6, TIV7, TIV8, TIV9, TIV10, TIV11, CRE1, CRE5, CRE6, CRE7, CRE8, CU1, CU2, CU4, CU5, CU6, BA1, BA2, BA3, BR1, CO1, CO2, CO3, UF1, WI2

Core Strategy Policies
COR3

2006-07	953
---------	-----



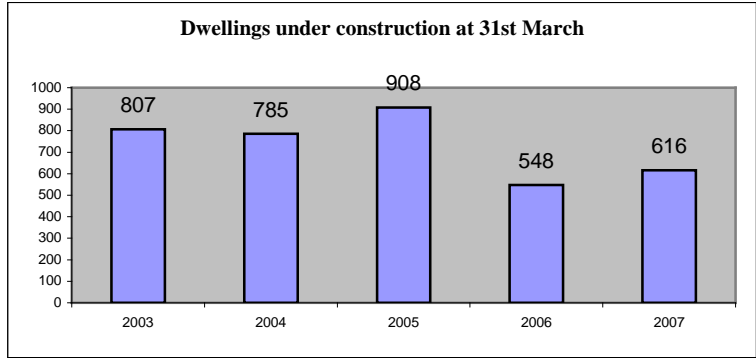
Dwellings under construction

2007	616
------	-----

Local

Local Plan Policies
H2, H7, H8, H9, H10, H11, H13, TIV1, TIV5, TIV6, TIV7, TIV8, TIV9, TIV10, TIV11, CRE1, CRE5, CRE6, CRE7, CRE8, CU1, CU2, CU4, CU5, CU6, BA1, BA2, BA3, BR1, CO1, CO2, CO3, UF1, W12

Core Strategy Policies
COR3



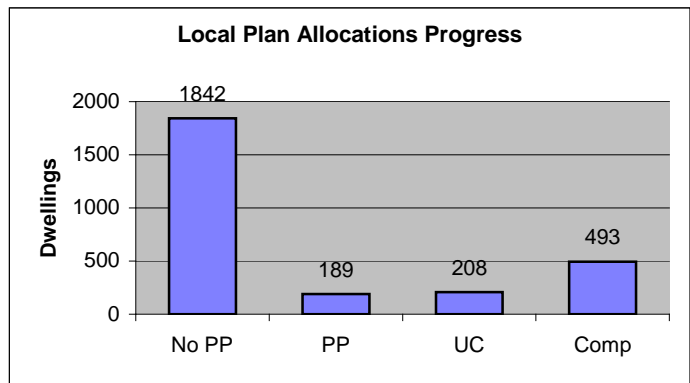
Progress of Allocated Local Plan Sites

2007	
Total Dwellings	2732
Dwellings with no planning permission	1842
Dwellings with planning permission	189
Dwellings under construction	208
Dwellings completed	493

Local

Local Plan Policies
TIV1, TIV5, TIV6, TIV7, TIV8, TIV9, TIV10, TIV11, CRE1, CRE5, CRE6, CRE7, CRE8, CU1, CU2, CU4, CU5, CU6, BA1, BA2, BA3, BR1, CO1, CO2, CO3, UF1, W12

Core Strategy Policies
COR3



Bedroom size on dwelling completions

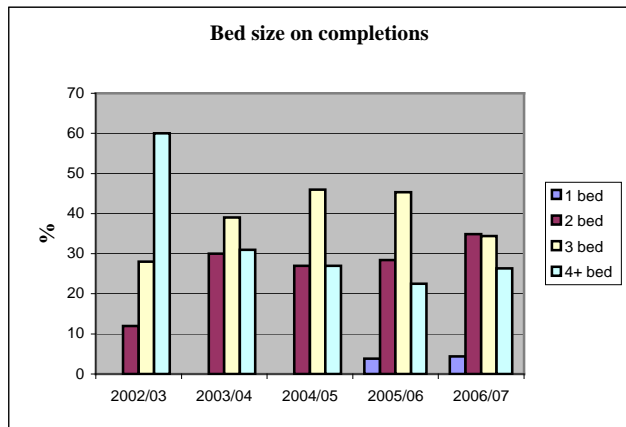
2006-07 Completions	
1 Bed	4.4 %
2 Bed	34.9%
3 Bed	34.4%
4+ Bed	26.3%
MHN1 Targets	
1 Bed	20% +
2 Bed	30% +
3 Bed	0% - 30%
4+ Bed	0% - 10%

Local

Local Plan Policies
H2, H5

Core Strategy Policies
COR3

Meeting Housing Needs
SPD Policies
MHN1



<p>Settlement type of dwelling completions</p> <p>Local</p> <p>Local Plan Policies S1, S2, S3, S4 (all superseded July 2007)</p> <p>Core Strategy Policies COR12, COR13, COR14, COR15, COR16, COR17, COR18</p>	<table border="1"> <tr> <th>2006-07</th> <th>%</th> </tr> <tr> <td>Tiverton</td> <td>48</td> </tr> <tr> <td>Cullompton</td> <td>18</td> </tr> <tr> <td>Crediton</td> <td>4</td> </tr> <tr> <td>(Area Centres)</td> <td>(71)</td> </tr> <tr> <td>Bampton</td> <td>3</td> </tr> <tr> <td>Elsewhere</td> <td>26</td> </tr> </table>	2006-07	%	Tiverton	48	Cullompton	18	Crediton	4	(Area Centres)	(71)	Bampton	3	Elsewhere	26	<p style="text-align: center;">Settlement type of completions</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Area Centre (%)</th> <th>Local Centre (%)</th> </tr> </thead> <tbody> <tr> <td>2002/03</td> <td>53.5</td> <td>0.4</td> </tr> <tr> <td>2003/04</td> <td>42.4</td> <td>0.7</td> </tr> <tr> <td>2004/05</td> <td>52.5</td> <td>0.5</td> </tr> <tr> <td>2005/06</td> <td>61.5</td> <td>2.9</td> </tr> <tr> <td>2006/07</td> <td>71</td> <td>3</td> </tr> </tbody> </table>	Year	Area Centre (%)	Local Centre (%)	2002/03	53.5	0.4	2003/04	42.4	0.7	2004/05	52.5	0.5	2005/06	61.5	2.9	2006/07	71	3
	2006-07	%																																
Tiverton	48																																	
Cullompton	18																																	
Crediton	4																																	
(Area Centres)	(71)																																	
Bampton	3																																	
Elsewhere	26																																	
Year	Area Centre (%)	Local Centre (%)																																
2002/03	53.5	0.4																																
2003/04	42.4	0.7																																
2004/05	52.5	0.5																																
2005/06	61.5	2.9																																
2006/07	71	3																																
<p>Listed buildings and Scheduled monuments</p> <p>Local</p>	<table border="1"> <tr> <td>Listed buildings</td> <td>2585</td> </tr> <tr> <td colspan="2"><i>(Source: English Heritage)</i></td> </tr> <tr> <td>Scheduled monuments</td> <td>49</td> </tr> </table>	Listed buildings	2585	<i>(Source: English Heritage)</i>		Scheduled monuments	49																											
Listed buildings	2585																																	
<i>(Source: English Heritage)</i>																																		
Scheduled monuments	49																																	

Recent housing completions have been high, compared with the historic average of about 370 per year, and certainly above the historically low rate of 282 dwellings during 2002/3. This has been achieved largely through the development of housing sites allocated in the Mid Devon Local Plan First Alteration to meet high levels of demand in the district. With further planning permissions and sites under construction, another 4 or 5 years of high housing completions are expected. Beyond that, current regional policy suggests a fall to just under 300 completions per year, although this is currently subject to uncertainty. The trajectory indicates that an increasing proportion of completions will be on allocated sites, until from 2016, only 40 or so dwellings per year will be on unallocated sites, representing market dwellings on small scale infill plots within villages. This reflects the advice within Planning Policy Statement 3 that windfall sites should generally not be relied upon.

The apparent drop in the numbers of dwellings under construction between 31st March 2005 and the following year arose as a result of a review of the data, and is not reflective of a real drop in activity. Accompanying this housing “boom” has been the provision of affordable houses, through council and housing corporation investment and the involvement of the planning system. Again, this particularly important social provision is set to continue at high rates.

At the same time, the planning system has sought to minimise the environmental impacts of housing, and figures indicate that 45% of the completed houses have been on previously developed land, retaining the good level of performance achieved in the previous year, higher than in any of the preceding 3 years and higher than Mid Devon’s usual proportion of about 20 – 25%. It is unclear whether this historically exceptional performance can continue, as it is based on completions on a number of previously developed housing sites allocated in the recent Local Plan, and such large previously developed sites will become more difficult to find. On the other hand, the density of new housing has been relatively low, compared with the national and local targets, and successfully increasing this may go some way to help.

The strategy of focussing growth on the Area Centres of Tiverton, Cullompton and Crediton is clearly starting to have effect, with over 70% of housing there during the monitoring period. This proportion should continue to rise in the ensuing years as the Core Strategy policies come into force.

4 (c) Town Centres and Shopping

Indicator, type and relevant policy	1 April 2006 – 31 March 2007	
	Gross internal floorspace (sq.m.)	Trading floorspace (A1 only) (sq.m.)
<p>Amount of completed retail (A1 and A2) development (for A1 – Trading Floorspace as well as Gross retail floorspace)</p> <p>COI</p> <p>Local Plan Policies E1, E2, E3, E6, E7, TIV1, TIV2, TIV3, TIV5, TIV10, CRE1, CRE2, CRE3, CU10, WI2</p> <p>Core Strategy Policies COR4</p>	A1	28
	A2	0
	Total: 28 sq.m.	Total 28 sqm

<p>Amount of completed retail (A1 and A2) development in town centres</p> <p>COI</p> <p>Local Plan Policies E1, E2, E3, TIV1, TIV2, TIV3, TIV5, CRE2, CRE3</p> <p>Core Strategy Policies COR6</p>		<u>Gross internal floorspace (sq.m.)</u>	<u>Trading floorspace (A1 only) (sq.m.)</u>
	A1	28	28
	A2	0	-
		Total: 28 sq.m.	Total 28 sqm
<p>Amount of out of centre retail (A1 and A2) development</p> <p>Local</p> <p>Local Plan Policies E2, E6, E7, TIV1, TIV10, CRE1, CU10, WI2</p> <p>Core Strategy Policies COR4</p>		<u>Gross internal floorspace (sq.m.)</u>	<u>Trading floorspace (A1 only) (sq.m.)</u>
	A1	0	0
	A2	0	-
<p>Amount of retail (A1 and A2) development commitments (permission and Local Plan)</p> <p>Local</p> <p>Local Plan Policies E1, E2, E3, E6, E7, TIV1, TIV2, TIV3, TIV5, TIV10, CRE1, CRE2, CRE3, CU10, WI2</p> <p>Core Strategy Policies COR4</p>		<u>Gross internal floorspace (sq.m.)</u>	
	A1	6245	
	A2	-	
<p>Amount of retail (A1 and A2) development under construction</p> <p>Local</p> <p>Local Plan Policies E1, E2, E3, E6, E7, TIV1, TIV2, TIV3, TIV5, TIV10, CRE1, CRE2, CRE3, CU10, WI2</p> <p>Core Strategy Policies COR4</p>		<u>Gross internal floorspace (sq.m.)</u>	
	A1	810	
	A2	-	
<p>Retail Indicators</p> <p>Local</p> <p>Core Strategy Policies COR6</p>	2006 – Town Centres	<u>Average hourly pedestrian flow (taken over Thurs-Sat at various points)</u>	
	<u>Tiverton</u>	915	
	<u>Cullompton</u>	341	
	<u>Crediton</u>	401	

Overall there was little retail development during the year, compared with considerable provision in the previous year. This reflects the “lumpy” nature of retail provision, concentrated in large stores and schemes. Interest in retail provision continues, however, with existing commitments amounting to 6245 sqm and proposals from Tesco (permitted since April 2007) for a large store at Crediton.

4 (d) Environment

<u>Indicator, type and relevant policy</u>	<u>1 April 2005 – 31 March 2006</u> (or other specified time frame)													
<p>Number of planning permissions granted contrary to the advice of the Environment Agency (E.A.) on either flood defence grounds or water quality</p> <p>COI</p> <p>Local Plan Policies S10, S11</p> <p>Core Strategy Policies COR11</p>	<table border="1"> <tr> <td data-bbox="442 394 951 421">2006-07</td> <td data-bbox="951 394 1444 421">0</td> </tr> <tr> <td colspan="2" data-bbox="442 421 1444 468">E.A objected to 8 applications. Of these, 6 were refused, 1 was granted after the EA was satisfied by additional information provided, and no decision was made on 1.</td> </tr> <tr> <td data-bbox="442 468 951 495">2005-06</td> <td data-bbox="951 468 1444 495">0</td> </tr> <tr> <td colspan="2" data-bbox="442 495 1444 568">E.A. objected to 12 applications. Of these 7 were refused planning permission, 1 was withdrawn, while 4 had planning permission granted – 3 with conditions which mitigate E.A. concerns and 1 with an FRA and amendment to satisfy the E.A</td> </tr> <tr> <td data-bbox="442 568 951 595">2004-05</td> <td data-bbox="951 568 1444 595">0</td> </tr> <tr> <td colspan="2" data-bbox="442 595 1444 622"><i>(Source: Environment Agency)</i></td> </tr> </table>		2006-07	0	E.A objected to 8 applications. Of these, 6 were refused, 1 was granted after the EA was satisfied by additional information provided, and no decision was made on 1.		2005-06	0	E.A. objected to 12 applications. Of these 7 were refused planning permission, 1 was withdrawn, while 4 had planning permission granted – 3 with conditions which mitigate E.A. concerns and 1 with an FRA and amendment to satisfy the E.A		2004-05	0	<i>(Source: Environment Agency)</i>	
2006-07	0													
E.A objected to 8 applications. Of these, 6 were refused, 1 was granted after the EA was satisfied by additional information provided, and no decision was made on 1.														
2005-06	0													
E.A. objected to 12 applications. Of these 7 were refused planning permission, 1 was withdrawn, while 4 had planning permission granted – 3 with conditions which mitigate E.A. concerns and 1 with an FRA and amendment to satisfy the E.A														
2004-05	0													
<i>(Source: Environment Agency)</i>														
<p>Changes in areas and populations of biodiversity importance including:</p> <p>(i) Change in priority habitats and species</p> <p>(ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance</p> <p>COI</p> <p>Local Plan Policies ENV14, ENV15, ENV16, ENV17</p> <p>Core Strategy Policies COR2</p>	<p>(i) No change</p> <p>(ii) No change</p>													
<p>Renewable energy capacity installed by type (including bio fuels, onshore wind, water, solar and geothermal energy)</p> <p>COI</p> <p>Local Plan Policies ENV2, ENV3</p> <p>Core Strategy Policies COR5</p>	<table border="1"> <tr> <td data-bbox="442 1402 951 1429">2006-07</td> <td data-bbox="951 1402 1444 1429">0 megawatts</td> </tr> <tr> <td data-bbox="442 1429 951 1456">2005-06</td> <td data-bbox="951 1429 1444 1456">0 megawatts</td> </tr> <tr> <td data-bbox="442 1456 951 1482">2004-05</td> <td data-bbox="951 1456 1444 1482">0 megawatts</td> </tr> </table>		2006-07	0 megawatts	2005-06	0 megawatts	2004-05	0 megawatts						
2006-07	0 megawatts													
2005-06	0 megawatts													
2004-05	0 megawatts													

<p>Number of approved Conservation Area Appraisals (50 Conservation Areas in total) and Conservation Management Plans</p> <p>Local</p> <p>Local Plan Policies ENV11, ENV12, ENV13</p> <p>Core Strategy Policies COR2</p>	<table border="1"> <tr> <th colspan="3">Conservation Area Appraisals and Management Plans</th> </tr> <tr> <td>2006-07</td> <td>1 Adopted</td> <td>Willand</td> </tr> <tr> <td>2005-06</td> <td>5 adopted</td> <td>Tiverton, Bampton, Upton Hellions, Yeoford, Halberton</td> </tr> <tr> <td>2004-05</td> <td>1 adopted</td> <td>Bradninch</td> </tr> <tr> <td>2003-04</td> <td>1 adopted</td> <td>Cullompton</td> </tr> <tr> <td>2002-03</td> <td>1 adopted</td> <td>Crediton</td> </tr> </table>	Conservation Area Appraisals and Management Plans			2006-07	1 Adopted	Willand	2005-06	5 adopted	Tiverton, Bampton, Upton Hellions, Yeoford, Halberton	2004-05	1 adopted	Bradninch	2003-04	1 adopted	Cullompton	2002-03	1 adopted	Crediton
Conservation Area Appraisals and Management Plans																			
2006-07	1 Adopted	Willand																	
2005-06	5 adopted	Tiverton, Bampton, Upton Hellions, Yeoford, Halberton																	
2004-05	1 adopted	Bradninch																	
2003-04	1 adopted	Cullompton																	
2002-03	1 adopted	Crediton																	
<p>Enhancement schemes</p> <p>Local</p> <p>Local Plan Policies ENV13, TIV5, CRE4</p> <p>Core Strategy Policies COR2</p>	<table border="1"> <tr> <td>2006-07</td> <td>1 proposed: Tiverton Town Centre</td> </tr> <tr> <td>2005-06</td> <td>2 completed: Tiverton Pannier Market, Crediton Town Square 1 proposed: Tiverton Town Centre</td> </tr> </table>	2006-07	1 proposed: Tiverton Town Centre	2005-06	2 completed: Tiverton Pannier Market, Crediton Town Square 1 proposed: Tiverton Town Centre														
2006-07	1 proposed: Tiverton Town Centre																		
2005-06	2 completed: Tiverton Pannier Market, Crediton Town Square 1 proposed: Tiverton Town Centre																		
<p>Number of TPOs</p> <p>Local</p> <p>Core Strategy Policies COR2</p>	<table border="1"> <tr> <td>TPOs</td> <td>253</td> </tr> <tr> <td>Created 2006-07</td> <td>13</td> </tr> <tr> <td>Created 2005-06</td> <td>11</td> </tr> </table>	TPOs	253	Created 2006-07	13	Created 2005-06	11												
TPOs	253																		
Created 2006-07	13																		
Created 2005-06	11																		
<p>Areas of Outstanding National Beauty (AONB) and Historic Parks and Gardens</p> <p>Local</p> <p>Core Strategy Policies COR2</p>	<table border="1"> <tr> <td>1 AONB</td> <td>Blackdown Hills</td> </tr> <tr> <td>3 Historic parks and gardens of National historic Importance</td> <td>Bridwell Park, Knighthayes and Shobrooke Park</td> </tr> <tr> <td>13 Historic Parks and gardens of local importance</td> <td></td> </tr> </table>	1 AONB	Blackdown Hills	3 Historic parks and gardens of National historic Importance	Bridwell Park, Knighthayes and Shobrooke Park	13 Historic Parks and gardens of local importance													
1 AONB	Blackdown Hills																		
3 Historic parks and gardens of National historic Importance	Bridwell Park, Knighthayes and Shobrooke Park																		
13 Historic Parks and gardens of local importance																			
<p>Percentage of household waste recycled</p> <p>Local</p>	<table border="1"> <tr> <td>2006-07</td> <td>44%</td> </tr> </table> <table border="1"> <caption>Household waste recycled</caption> <thead> <tr> <th>Year</th> <th>Percentage (%)</th> </tr> </thead> <tbody> <tr> <td>2002-03</td> <td>13</td> </tr> <tr> <td>2003-04</td> <td>15</td> </tr> <tr> <td>2004-05</td> <td>16</td> </tr> <tr> <td>2005-06</td> <td>28</td> </tr> <tr> <td>2006-07</td> <td>44</td> </tr> </tbody> </table>	2006-07	44%	Year	Percentage (%)	2002-03	13	2003-04	15	2004-05	16	2005-06	28	2006-07	44				
2006-07	44%																		
Year	Percentage (%)																		
2002-03	13																		
2003-04	15																		
2004-05	16																		
2005-06	28																		
2006-07	44																		

Although there has been limited change to environmental issues overall arising from planning during the year, there has been a major change in the amount of household waste recycled. Conservation Area Appraisals and Management Plans continue to be prepared, helping to protect and enhance important historic areas.

4 (e) Transport

Indicator, type and relevant policy	1 April 2006 – 31 March 2007 (or other specified time frame)																																		
<p>Amount of new residential development within 30 minutes public transport time of: a GP, a hospital, a primary school, a secondary school, areas of employment and a major retail centre</p> <p>COI</p> <p>Local Plan Policies S5</p> <p>Core Strategy Policies COR9</p>	<p>New residential development occurred in 44 Mid Devon Parishes. The public transport time to the various services was taken from the main parish centre (town, village or other settlement)</p> <table border="1" data-bbox="448 394 1442 1043"> <thead> <tr> <th></th> <th><u>Timescale requirement for service</u></th> <th><u>% parishes complying</u></th> <th><u>% new dwellings complying</u></th> </tr> </thead> <tbody> <tr> <td>GP</td> <td>Mon to Sat</td> <td>68.2 %</td> <td>96%</td> </tr> <tr> <td>Hospital with A&E (Tiverton, Okehampton, Exeter and Taunton)</td> <td>Mon to Sun</td> <td>18.2 %</td> <td>79%</td> </tr> <tr> <td>Primary School</td> <td>Mon to Fri</td> <td>70.5 %</td> <td>97%</td> </tr> <tr> <td>Secondary School (Tiverton, Uffculme, Crediton, Chumleigh, Cullompton)</td> <td>Mon to Fri</td> <td>66 %</td> <td>96%</td> </tr> <tr> <td>Area of employment (Crediton, Tiverton, Cullompton, Exeter, Taunton, Okehampton)</td> <td>Mon to Fri</td> <td>57 %</td> <td>96%</td> </tr> <tr> <td>Major retail centre (Crediton, Tiverton, Cullompton, Exeter, Taunton, Okehampton)</td> <td>Mon to Sat</td> <td>57 %</td> <td>96%</td> </tr> <tr> <td>All of the above</td> <td>Mon to Sat</td> <td>18.2%</td> <td>79%</td> </tr> </tbody> </table>				<u>Timescale requirement for service</u>	<u>% parishes complying</u>	<u>% new dwellings complying</u>	GP	Mon to Sat	68.2 %	96%	Hospital with A&E (Tiverton, Okehampton, Exeter and Taunton)	Mon to Sun	18.2 %	79%	Primary School	Mon to Fri	70.5 %	97%	Secondary School (Tiverton, Uffculme, Crediton, Chumleigh, Cullompton)	Mon to Fri	66 %	96%	Area of employment (Crediton, Tiverton, Cullompton, Exeter, Taunton, Okehampton)	Mon to Fri	57 %	96%	Major retail centre (Crediton, Tiverton, Cullompton, Exeter, Taunton, Okehampton)	Mon to Sat	57 %	96%	All of the above	Mon to Sat	18.2%	79%
	<u>Timescale requirement for service</u>	<u>% parishes complying</u>	<u>% new dwellings complying</u>																																
GP	Mon to Sat	68.2 %	96%																																
Hospital with A&E (Tiverton, Okehampton, Exeter and Taunton)	Mon to Sun	18.2 %	79%																																
Primary School	Mon to Fri	70.5 %	97%																																
Secondary School (Tiverton, Uffculme, Crediton, Chumleigh, Cullompton)	Mon to Fri	66 %	96%																																
Area of employment (Crediton, Tiverton, Cullompton, Exeter, Taunton, Okehampton)	Mon to Fri	57 %	96%																																
Major retail centre (Crediton, Tiverton, Cullompton, Exeter, Taunton, Okehampton)	Mon to Sat	57 %	96%																																
All of the above	Mon to Sat	18.2%	79%																																
<p>Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the LDF</p> <p>COI</p> <p>Local Plan Policies S7</p>	<table border="1" data-bbox="448 1070 1442 1122"> <thead> <tr> <th>Use Class Order</th> <th>% schemes complying with standard</th> </tr> </thead> <tbody> <tr> <td>A, B and D</td> <td>99</td> </tr> </tbody> </table>			Use Class Order	% schemes complying with standard	A, B and D	99																												
Use Class Order	% schemes complying with standard																																		
A, B and D	99																																		
<p>MDDC Car Parking</p> <p>Local</p>	<table border="1" data-bbox="448 1391 1442 1756"> <thead> <tr> <th><u>Pay and Display</u></th> <th><u>No. of Spaces</u></th> </tr> </thead> <tbody> <tr> <td>Place</td> <td></td> </tr> <tr> <td>Tiverton:</td> <td></td> </tr> <tr> <td>Short Stay</td> <td>195 (16 disabled)</td> </tr> <tr> <td>Long Stay</td> <td>709 (11 disabled)</td> </tr> <tr> <td>Cullompton:</td> <td></td> </tr> <tr> <td>Short Stay</td> <td>0</td> </tr> <tr> <td>Long Stay</td> <td>112 (2 disabled)</td> </tr> <tr> <td>Crediton:</td> <td></td> </tr> <tr> <td>Short Stay</td> <td>40</td> </tr> <tr> <td>Long Stay</td> <td>190</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td>Amenity (no charge)</td> <td></td> </tr> <tr> <td colspan="2">274 spaces at 10 different locations, including 2 locations in Tiverton totalling 42 spaces</td> </tr> </tbody> </table>			<u>Pay and Display</u>	<u>No. of Spaces</u>	Place		Tiverton:		Short Stay	195 (16 disabled)	Long Stay	709 (11 disabled)	Cullompton:		Short Stay	0	Long Stay	112 (2 disabled)	Crediton:		Short Stay	40	Long Stay	190			Amenity (no charge)		274 spaces at 10 different locations, including 2 locations in Tiverton totalling 42 spaces					
<u>Pay and Display</u>	<u>No. of Spaces</u>																																		
Place																																			
Tiverton:																																			
Short Stay	195 (16 disabled)																																		
Long Stay	709 (11 disabled)																																		
Cullompton:																																			
Short Stay	0																																		
Long Stay	112 (2 disabled)																																		
Crediton:																																			
Short Stay	40																																		
Long Stay	190																																		
Amenity (no charge)																																			
274 spaces at 10 different locations, including 2 locations in Tiverton totalling 42 spaces																																			

Having a bus service gives people improved access to various services and facilities and reduces their social isolation, however it can be seen that not all new residential development is 30 minutes by public transport away from certain services. This can be attributed to the rural nature of the district, where services tend to be fairly sporadic.

4 (f) Recreation

Indicator, type and relevant policy	1 April 2006 – 31 March 2007 (or other specified time frame)		
Amount of completed leisure (D2) development COI		Ha	Sq.m.
	D2	0.09	0
Amount of completed leisure (D2) leisure development in town centres COI Local Plan Policies E1		Ha	Sq.m.
	D2	0	0
Amount of eligible open spaces managed to Green Flag Award standard COI	N/a – the council has not made any applications for the green flag award standard for any of its open spaces		
Parks, play areas and other recreational facilities Local	Play Areas	101	
	Parks	1 in Crediton and 2 in Tiverton	
	Paddling Pools (open June to September)	1 in Crediton and 1 in Tiverton	
	Skating Parks	1 in Crediton, 1 in Cullompton and 1 in Tiverton	
% residents who think: (a) that over the past 3 years that parks and Open Spaces have got better or stayed the same (b) that sport and leisure facilities have got better or stayed the same Local	2003/04		
	(a)		89.2%
	(b)		94.17%
	<i>(Source: Audit Commission (data source: ODPM Best Value General Survey))</i>		
Expenditure on public open spaces from new development Local Local Plan Policies C4, C5 Core Strategy Policies COR1, COR2, COR8	2005-06	£207,000	
	2006-07	£79,000	

The provision of open space and recreational development is an important focus of the planning service, and the indicators prove that additional or improved facilities continue to be provided for example a number of community facilities are either under construction or have been approved.

4 (g) Rural

Indicator, type and relevant policy	31st March 2007 (or other specified time frame)		
--	--	--	--

Services in Rural Settlements Local Core Strategy Policies COR17	As at March 2007	
	Service	21 villages in total
	Doctor (G.P.)	6 with surgery, 7 with branch surgery, 8 without any service.
	Library	1 with library, 20 with mobile service.
	School	21 with Primary, and 1 also with Secondary (but Chawleigh PS closed in August 2007).
	Shop	20 with, 1 without.
	Pub	21 with at least 1 Pub.
	Hall	20 with, 1 without.
	Post Office	20 with, 1 without.
	Bus Service (to Market Town or larger settlement)	9 with daily service, 9 with Mon to Sat service, 3 with a lesser service..
Petrol Station	5 with, 16 without.	

Sustainable development in rural areas is important and it is shown that there is a good range of key day to day services and facilities within the designated villages.

4 (h) Tourism

Indicator, type and relevant policy	2001 - 2005
Tourist visitor numbers (tourist nights) Local Local Plan Policies E12, E13, E15, E16 Core Strategy Policies COR4	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin-bottom: 10px;"> Nov 2004-Oct 2005 544,500 </div> <p style="text-align: center;">(Source: Devon County Council (data source: Tourism Trends in Devon))</p>
Tourist accommodation bed-spaces Local Local Plan Policies E12, E13, E15, E16 Core Strategy Policies COR4	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin-bottom: 10px;"> Nov 2004-Oct 2005 3,670 </div> <p style="text-align: center;">(Source: Devon County Council (data source: Tourism Trends in Devon))</p>

Tourism plays a vital role in Mid Devon despite the decrease in tourist accommodation bed-spaces in the last five years. In 2004 approximately £77.3 million came directly from tourism into the Mid Devon economy.

5. Local Development Framework Preparation

Local Development Framework Progress

The following section assesses the progress in preparing elements of the Local Development Framework, including the Local Plan. In order to give the full picture, milestones achieved between the end of the monitoring period (31st March 2007) and the publication of this report (December 2007) have been included.

Local Plan

The Mid Devon Local Plan was adopted in July 2006. Its policies, unless superseded, will remain in force until at least July 2009. It will be open to the Council to seek to have relevant policies saved for an extended period of time. A decision on which, if any, policies to extend, will be made by December 2008.

Statement of Community Involvement.

The Local Development Scheme set the following timetable for the Statement of Community Involvement.

Stage	Target	Achieved	Monitoring
Submission	August 2006	August 2006	On Time
Examination	February 2007	Not Held	Not applicable
Adoption	August 2007	February 2007	Early

The Statement of Community Involvement was prepared in accordance with the Local Development Scheme.

Core Strategy

The Local Development Scheme set the following timetable for the Core Strategy.

Stage	Target	Achieved	Monitoring
Submission	August 2006	August 2006	On Time
Examination	February 2007	February 2007	On Time
Adoption	August 2007	July 2007	Early

The Core Strategy was prepared in accordance with the Local Development Scheme.

Creedy/Taw Area Development Plan Document.

Culm Area Development Plan Document.

Exe Area Development Plan Document.

The Local Development Scheme set the following timetable for these three Development Plan Documents (to be progressed in parallel):

Stage	Target	Achieved	Monitoring
Issues Options	June 2007	July 2007	One month late
Preferred Option	December 2007		Will not be achieved
Submission	July 2008		Achievement uncertain.
Examination	March 2009		Achievement uncertain.
Adoption	September 2009		Achievement uncertain.

It is proposed to review the Local Development Scheme milestones for these Development Plan Documents. The following factors indicate the need for such a review.

- The Issues and Options Stage slipped by a month compared with the milestone set out in the Local Development Scheme. The periods between stages were set without scope for significant slippage.
- The Government has indicated that it is likely to change the process for preparing Development Plan Documents, which should be reflected in a revised timetable.
- The Regional Spatial Strategy Panel Report will not be received until December 2007, and it appears that the RSS will not be adopted until late 2008. This is later than originally proposed, and sufficient time to assess its implications will be required.
- The Government proposes to introduce a statutory planning charge, which will need to be implemented through these Development Plan Documents.

- Joint work on the Strategic Housing Land Availability Assessment has commenced, in accordance with advice in Planning Policy Statement 3, which will not be completed until 2008.
- The Strategic Flood Risk Assessment will not be completed until 2008.
- Experience from DPDs being considered by Inspectors elsewhere in the country suggests that considerably more evidence will be needed to support the choices made than was originally thought.
- Additional options have been received for consideration, on which additional public consultation may be carried out.
- Mid Devon has 7.5 years housing land supply, meaning that the need for additional housing allocations is not imminent.

Taking these factors into account, a review of the Local Development Scheme will be undertaken, with the aim of receiving approval from the Secretary of State for later preparation of the Creedy/Taw, Culm and Exe Development Plan Documents.

It is understood that the Planning Inspectorate and Government Offices are concerned at the number of Development Plan Documents which are proposed within the current Local Development Schemes. It is therefore sensible to consider whether the three separate Area DPDs can be combined into one Allocations DPD, as part of this review. This may lead to certain savings, such as printing costs.

Development Control Policies Development Plan Document

The Local Development Scheme set the following timetable for this Development Plan Document:

Commencement – December 2007
 Issues and Options – December 2008
 Preferred Option – October 2009
 Submission – April 2010
 Examination – November 2011
 Adoption – May 2012

Work on this document has not commenced. Alterations to these timings may arise from the need to alter the Area Development Plan Documents set out above. This will be considered in the review of the Local Development Scheme proposed above.

Supplementary Planning Documents

The Local Development Scheme proposed the following Supplementary Planning Documents:

Meeting Housing Needs

Stage	Target	Achieved	Monitoring
Consultation	July 2005	July 2005	On Time
Adoption	December 2006	February 2007	Two months late

Air Quality Action

Stage	Target	Achieved	Monitoring
Consultation	January 2007		Not yet achieved
Adoption	September 2007		Not yet achieved

Mid Devon Design Guide

Stage	Target	Achieved	Monitoring
Consultation	March 2007		Not yet achieved
Adoption	December 2007		Will not be achieved

Open Space

Stage	Target	Achieved	Monitoring
Consultation	September 2007		Not yet achieved
Adoption	March 2008		May not be achieved

Climate Change

Stage	Target	Achieved	Monitoring
Consultation	January 2008		Will not be achieved
Adoption	July 2008		May not be achieved

In general, the preparation of Supplementary Planning Documents has been the area of most slippage within the Local Development Framework. This will need to be considered in the review of the Local Development Scheme.

6. Conclusion

Key findings of the 2006-07 AMR

- Levels of development down compared with the previous year – particularly in the case of employment and retail development, less so for housing.
- Sites under construction, however, indicate that 2007 – 08 will see an increase in housing and employment provision, potentially maintained for a further two or three years.
- Further increases in proportions of waste recycled.
- Continuing adoption of Conservation Area Appraisals – 1 in 2006-07
- Continuing movement towards a more sustainable pattern of development, with over 70% of new housing at the main towns, and high proportions with reasonable public transport accessibility.
- Additional and improved recreational facilities - £79,000 expenditure on public open spaces from new development

The policies contained in the Core Strategy (submitted in August 2006, adopted July 2007) will help to make Mid Devon a more prosperous and sustainable rural district.

Part of the AMR remit is to measure the extent to which the policies are being achieved. As can be seen in this AMR progression has been made in many areas, however some of the policies will have to be monitored for a longer time period before their effects become evident, and as the policy performance is monitored over time, it will become clearer whether the policies are working as intended, or whether they should be amended or replaced.